CHARLESTON COUNTY PLANNING COMMISSION MEETING
County Council Chambers, 2nd Floor, Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive, North Charleston, SC

AGENDA
August 12, 2024

I. CALL TO ORDER & INTRODUCTIONS

II. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT

III. APPROVAL OF THE JULY 8, 2024 MEETING MINUTES

IV. SUBDIVISION PLAT APPLICATION REQUESTS:
   a. SBDV-11-23-02616: Subdivision plat application taking one existing lot and creating two lots, with the intent of the new lot to become a public park through Greenbelt funding.

V. PROPOSED AMENDMENTS TO THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR):
   a. Art. 4.3, NR, Natural Resource Management District; Ch. 5, Overlay and Special Purpose Zoning Districts (Art. 5.1, General, and Art. 5.16, Natural Resource Management Special Purpose Zoning District); Table 6.1-1, Use Table, and Art. 6.8, Short-Term Rentals: Amend the Natural Resource Management Zoning District to clarify uses and development standards including the uses and development standards for Dewees Island.

   b. Art. 4.25, PD, Planned Development Zoning District: Amend the Planned Development Zoning District development requirements to implement the removal of the density ranges for the Wadmalaw Island Agricultural Preservation, Agricultural Preservation, and Rural Agriculture Future Land Use categories from Comprehensive Plan Table 3.1.1, Future Land Use Residential Densities.

   c. Art. 8.14, Conservation Subdivisions: Remove the Rural Agricultural (AG-8) Zoning District from the Conservation Subdivision regulations of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) to implement the removal of the density range for the Rural Agriculture Future Land Use category from Comprehensive Plan Table 3.1.1, Future Land Use Residential Densities.

   d. Art. 9.3, Off-Street Parking and Loading: Reduce the parking requirements for passive recreation areas.

VI. CHAIR’S REMARKS

VII. NEXT MEETING: SEPTEMBER 9, 2024

VIII. ADJOURNMENT
ATTENDEES
Planning Commission: Chair Cindy Floyd, Vice Chair Pete Paulatos, Luke Morris, Adam MacConnell, David Kent, Warwick Jones, Logan Davis, and Susan Cox. Commissioner Marlena Davis was absent.

County Staff: Joel Evans, Director of Zoning/Planning; Andrea Melocik, Deputy Director of Zoning/Planning; Marche’ Miller, Planner I; Win Carlisle, Planner I; Stephanie Ondo, Planning Technician II; Monica Eustace, Planner II; Emily Pigott, Planner II; Tamara Avery, Planner III; Alex Ludwig, Planning Technician I; and Walt Smalls, Chief Deputy Administrator for General Services.

Members of the Public: Pearl Ascue, Myra Richard, Rilte Worg, Richard Habersham, Larene Horton, Tom Polster, Max Fredricksmeier, Lillie Johnson, William German, Chris Donato, Lou Manigault, E.S. McMilline, Isaiah Horry, Leo O’Neal, Jr., David Irvine, Cassandra Davis, Sam Spence, Lavone Horlback, Michael German, Willie Jackson, Stella Horry, Imani Horry, Jennifer Horlback, Phil Spitz, Tim Cook, and Barb Widdicombe.

CALL TO ORDER
Chair Floyd called the Charleston County Planning Commission meeting to order at 2:02 p.m.

COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT & INTRODUCTIONS (YouTube Timestamp: 0:10)
Chair Floyd announced that the meeting was noticed in compliance with the South Carolina Freedom of Information Act and stated the purpose of the Planning Commission. Chair Floyd introduced the Commissioners and asked Mr. Evans to introduce Charleston County staff in attendance.

APPROVAL OF THE JUNE 10, 2024 MEETING MINUTES (YouTube Timestamp: 2:03)
On the motion of Vice Chair Paulatos, seconded by Commissioner Kent, the Commission voted, 8-0, to approve the minutes from the June 10th Planning Commission meeting.

SBDV-06-23-02467: SUBDIVISION PLAT APPLICATION TAKING TWO EXISTING LOTS AND CREATING A TOTAL OF FOUR LOTS FOR TMS #s 614-00-00-165 AND 614-00-00-331 AT 1083 GADSDENVILLE ROAD. (YouTube Timestamp: 2:42)
Chair Floyd introduced the next agenda item, a subdivision plat application taking two existing lots and creating a total of four lots for TMS #s 614-00-00-165 and 614-00-00-331 at 1083 Gadsdenville Road.

Ms. Avery delivered the staff presentation. She noted that the subject parcel was zoned Low-Density Residential (R-4) at the time of application submittal. At the June 26, 2024 Historic Preservation Commission meeting the eight members present of the Historic Preservation Commission stated the proposed subdivision is not consistent with the Cultural Resources Element of the Comprehensive Plan, citing inconsistencies with the Element Goal statement and strategies CR1, CR2, CR3, CR5, CR7, and CR9. Ms. Avery stated because the application complies with all requirements of the Charleston County Zoning and Land Development Regulations Ordinance, staff recommended approval.
Chair Floyd opened the floor for public comment. Phil Spitz, the applicant, spoke in support of the request and asked for approval of the request stating they meet zoning requirements and state law.

Pearl Ascue (977 Gadsdenville Road) spoke in opposition to the request. She stated that the proposed request is not consistent with the pattern of development in the Ten Mile Community. She cited both the Historic Preservation Commission’s recommendation and the Comprehensive Plan and asked the Commission to deny the request.

Myra Richardson (2755 Earl Johnson Lane), President of the Hamlin Beach Community, spoke in opposition to the request.

Commissioner Morris inquired about the existing cadastral patterns of the Ten Mile Community and any studies completed in the settlement communities for historic house layouts. Mr. Evans stated that in the Ten Mile Community there are lots of varying sizes, some developed under the R-4 Zoning District; in the draft proposal of the Ten Mile Overlay District, it seems the community is leaning toward larger lot sizes. Mr. Evans stated staff is currently in the process of reviewing an Area Character Analysis that has been submitted for the Ten Mile Community.

Commissioner Jones put forward a motion to approve the application, which was seconded by Vice Chair Paulatos. The Commission voted, 7-1, to approve the application. Commissioner Cox dissented, citing the recommendation of the Historic Preservation Commission.

SBDV-07-23-02493: SUBDIVISION PLAT APPLICATION TAKING ONE EXISTING LOT AND CREATING THREE TOTAL LOTS FOR TMS # 614-00-00-107 AT 1058 THEODORE ROAD. (YouTube Timestamp: 20:58)

Chair Floyd introduced the next agenda item, a subdivision plat application taking one existing lot and creating three total lots for TMS #s 614-00-00-107 at 1058 Theodore Road.

Ms. Avery delivered the staff presentation. She noted that the subject property is currently S-3 but at the time of application submittal was zoned Low-Density Residential (R-4), therefore the application was reviewed under the R-4 zoning standards. At the June 26, 2024 Historic Preservation Commission meeting, the eight members present of the Historic Preservation Commission stated the proposed subdivision is not consistent with the Cultural Resources Element of the Comprehensive Plan, citing inconsistencies with the Element Goal statement and strategies CR1, CR3, CR7, and CR9. Ms. Avery stated because the application complies with all requirements of the Charleston County Zoning and Land Development Regulations Ordinance, staff recommends approval.

Chair Floyd opened the floor for public comment. Phil Spitz, the applicant, spoke in support of the request. Pearl Ascue (977 Gadsdenville Road) and Myra Richardson (2755 Earl Johnson Lane) spoke in opposition to the request.

On the motion of Commissioner Jones, seconded by Commissioner Kent, the Commission voted, 7-1, to approve the application. Commissioner Cox dissented.

SBDV-02-24-02710: SUBDIVISION PLAT APPLICATION TAKING ONE EXISTING LOT AND CREATING TWO LOTS WITH A RESIDUAL OF EIGHT ACRES FOR TMS# 615-00-00-022 AT 1424 CHANDLER ROAD. (YouTube Timestamp: 28:14)
Chair Floyd introduced the next agenda item, a subdivision plat application taking one existing lot and creating two lots with a residual of eight acres for TMS #s 614-00-00-022 1424 Chandler Road.

Ms. Avery delivered the staff presentation. She noted that this application was reviewed under Rural Residential (RR) zoning standards. At the June 26, 2024 Historic Preservation Commission meeting, the eight members present of the Historic Preservation Commission stated the proposed subdivision is consistent with the Cultural Resources Element of the Comprehensive Plan, citing consistency with the Element Strategy CR7. Ms. Avery stated because the application complies with all requirements of the Charleston County Zoning and Land Development Regulations Ordinance, staff recommends approval.

Chair Floyd opened the floor for public comment. Tim Cook, the applicant, and Pearl Ascue (977 Gadsdenville Road) spoke in support of the request.

On the motion of Commissioner Kent, seconded by Commissioner Jones, the Commission voted, 8-0, to approve the application.

SBDV-02-24-02716: SUBDIVISION PLAT APPLICATION TAKING ONE EXISTING LOT AND CREATING A TOTAL OF TWO LOTS FOR TMS # 583-00-00-114 AT 2981 BENNETT CHARLES ROAD. (YouTube Timestamp: 35:40)

Chair Floyd introduced the next agenda item, a subdivision plat application taking one existing lot and creating a total of two lots for TMS #s 583-00-00-114 at 2981 Bennett Charles Road.

Ms. Avery delivered the staff presentation. She noted that the application was reviewed under Special Management (S-3) zoning standards. At the June 26, 2024 Historic Preservation Commission meeting the eight members present of the Historic Preservation Commission stated the proposed subdivision is consistent with the Cultural Resources Element of the Comprehensive Plan, citing consistency with Element Strategies CR1, CR3, CR7, and CR9. Ms. Avery stated because the application complies with all requirements of the Charleston County Zoning and Land Development Regulations Ordinance, staff recommends approval.

Chair Floyd opened the floor for public comment. Barb Widdicombe (2981 Bennett Charles Road), the applicant, and Richard Habersham (2938 Bennett Charles Road) spoke in support of the request.

On the motion of Commissioner Jones, seconded by Commissioner Kent, the Commission voted, 8-0, to approve the application.

ZREZ-01-23-00143: REQUEST TO REZONE TMS 577-00-00-022, -024, AND -025 FROM THE SPECIAL MANAGEMENT (S-3) ZONING DISTRICT TO THE HAMLIN ACRES PLANNED DEVELOPMENT (PD-186) TO ALLOW FOR A RESIDENTIAL SUBDIVISION CONTAINING 41 LOTS WITH FLEXIBLE LOT SIZES AND STANDARDS. (YouTube Timestamp: 41:50)

Chair Floyd introduced the next agenda item, a request to rezone TMS 577-00-00-022, -024, and -025 from the Special Management (S-3) Zoning District to the Hamlin Acres Planned Development (PD-186) to allow for a residential subdivision containing 41 lots with flexible lot sizes and standards.

Ms. Miller delivered the staff presentation. She summarized the parcel’s history, current zoning, and future land use designation.
Ms. Miller stated that due to the proposed higher density than allowed in the S-3 zoning, proposed reductions to the S-3 dimensional standards, and noncompliance of the 40-foot right-of-way and 20-foot ingress/egress with the Charleston County Road and Drainage Construction Standards, the proposed development does not comply with the ZLDR standards. Further, staff also found that because of the proposed development’s smaller lot sizes and increased density, it does not align with the existing development patterns of the parcels along Hamlin Road and is therefore inconsistent with the Comprehensive Plan Future Land Use recommendation. Because the approval criteria have not been met, staff recommends disapproval. However, Ms. Miller stated should the Planned Development be approved, staff recommended the following conditions:

1. Include a statement that viable turnarounds for all rights-of-way and easements will be provided in compliance with the requirements of the ZLDR in effect at the time of subsequent application submittal.
2. Include a statement that where provisions of the PD are in conflict with each other, the most restrictive requirement shall apply.
3. Provide updated letters of coordination from EMS, Fire Department, CCSO, and power company as part of the subsequent subdivision application submittal (in addition to all other letters of coordination required for subdivision applications).
4. Show the required 10’ Type A buffer on all plans for lots 33-41.
5. Show the location and acreage of freshwater wetlands to be filled on the wetland plan as part of the subsequent subdivision application submittal.

Vice Chair Paulatos referenced a plat submitted by the applicants on the last page of the application packet and asked if it conformed to S-3 guidelines. Ms. Miller responded in the affirmative.

Chair Floyd invited the applicant to speak. Chris Donato of Sitecast, LLC spoke on behalf of the owner and developer in support of the request. He made note of the project’s timeline – that it had started in 2018. He stated that the applicant had been thrown a curveball with the changes to the ordinance in October of 2021. Mr. Donato stated there are advantages to the 41-lot Planned Development which includes thirty percent open space, 2,500 feet of water and sewer mains that can be utilized by the community, and a 10 ft Type A buffer around the property that is not required in the S-3 zoning standards. He stated that approximately 10 existing homes could tap into the project’s water and sewer lines. He made note of the project’s proximity to other developments in the surrounding area with similar or higher density.

Commissioner Kent asked whether the applicant was able to meet with the community. Mr. Donato stated he believed the developer had had some community meetings but that he wasn’t involved in those meetings and could not speak to what was discussed during those community meetings.

Commissioner Cox asked how an amenity center can be considered “open space”. Mr. Donato stated that it would be HOA open space and that they are not proposing a building and a pool.

Commissioner Logan Davis asked the applicant to provide more information about the timeline of the project between 2018 and 2021. Mr. Donato stated there were a litany of reasons and listed the following: the volatility of the market during the COVID pandemic, the ZLDR zoning changes in 2021, and legal issues between the owner, developer, and sellers of the property.

Commissioner Morris asked why there was no connection attempt to Silverstone Drive on the north side, and what the thought process was behind the proposed road dead-ending into the property to the south of the proposed project (TMS # 577-00-00-016). Mr. Donato stated that Silverstone Drive is an unimproved road and concluded they should not be adding additional traffic to a dirt road and
felt the residents along the road would not want it as well. Regarding the south side, he stated in 2018 at the time of the conceptual plan the dead-end was allowed; it is no longer allowed and if future development happens on the parcel to the south there is a potential connection to the right-of-way. He also stated that they are working through the process of creating a proper turnaround for fire trucks.

Commissioner Jones stated when looking at a Planned Development he wants to understand the benefits that will accrue for the community for the change from the existing zoning. He stated it seems the that any benefit of the Planned Development is heavily skewed to the developer. Commissioner Cox agreed with Commissioner Jones.

Commissioner MacConnell inquired about the calculated density with and without freshwater wetlands. Mr. Donato stated he did not have those calculations. Commissioner MacConnell asked if there was an agreement with the property owner of parcel TMS # 577-00-00-021 because it seems to be depicted on the plans. Mr. Donato stated that the parcel is not included in the PD and tried to make that clear within the PD documents. Commissioner MacConnell asked if the roads would be owned and maintained by the HOA long term as driveway access. Mr. Donato responded in the affirmative.

Chair Floyd stated that a request was received from Cassandra Davis to give a presentation pertaining to the Hamlin Acres PD request and she was granted approval. Ms. Davis delivered a presentation on the community’s united statement of opposition to this development.

Chair Floyd opened the floor for public comment. Myra Richardson (2755 Earl Johnson Lane) spoke in opposition to the request. She expressed concerns regarding Mount Pleasant Water Works and letters of condemnation that some residents received.

Lillie Johnson spoke in opposition to the request, and stated for the record that any organization that has been working with the developer does not represent the Hamlin Community.

Sam Spence (147 King Street) with the Preservation Society of Charleston spoke in opposition to the request and provided information regarding the Gullah Geechee Heritage Preservation project and how the residents of the Hamlin Community have discussed using it to complete an Area Character Appraisal.

Additionally, Isaiah Horry (1513 Boston Grill Road), Leo O’Neal, Jr. (1538 Hamlin Road), Jennifer Horlback (2265 Rebecca Street), Michael German (1707 Snowden Road) spoke in opposition to the request.

On the motion of Vice Chair Paulatos, seconded by Commissioner Jones, the Commission voted, 7-0-1, to disapprove the application. Commissioner Logan Davis recused himself.

CHAIR REMARKS
Chair Floyd announced that the next Planning Commission meeting will be held on Monday, August 12, 2024 at 2:00 p.m. in Council Chambers.

ADJOURNMENT
Chair Floyd adjourned the meeting at 3:46 pm.

YOUTUBE VIDEO RECORDING
Video recordings of meetings are posted to the Charleston County YouTube Channel.
Link: https://www.youtube.com/watch?v=PXXtoLYmsDI

www.charlestoncounty.org
Stephanie Ondo

Recording for the Planning Department

Ratified by the Charleston County Planning Commission this 12th day of August 2024.

Cindy Floyd
Chair

Attest:

Joel Evans, PLA, AICP, Director
Zoning & Planning Department
PLANNING COMMISSION DISCLAIMER:

UNRATIFIED MEETING MINUTES

This document is a draft of the minutes of the most recent meeting of the Charleston County Planning Commission. The members of the Planning Commission have neither reviewed nor approved this document; therefore, these minutes shall only become official meeting minutes after adoption by the Planning Commission at a public meeting of the Commission.
Subdivision Plat Application
Presentation:

SBDV-11-23-02616

- Presentation
Case # SBDV-11-23-02616
Historic Preservation Commission July 17, 2024
Planning Commission August 12, 2024

Subject Property:
TMS# 583-00-00-016

Proposal: Applicant is proposing to take one existing lot and creating two lots.
Future Land Use
Current Zoning

On June 18, 2024, County Council approved an application to rezone a 0.07-acre portion of TMS# 583-00-00-016 from the Special Management (S-3) Zoning District to the Rutledge Tomb Site Planned Development (PD-189) Zoning District to preserve a historic tomb site and allow for a pocket park.

As approved by County Council, PD-189:

- Allows subdivision of 0.07 acres (3,335.1 Square Feet) of TMS# 583-00-00-016 for historic preservation and open space uses (as requested in this subdivision application).
- Preserves the “Rutledge Tomb”, a historic tomb dating back to the Seventeenth Century, while allowing for public access to the site via the establishment of a pocket park.
- States residential and commercial uses are prohibited, no structures are allowed to be constructed onsite, and further subdivision is prohibited.
- States the site will be accessed by existing sidewalks and therefore, no parking will be provided.
- States that land use, perimeter and right-of-way buffers are not be required.
- Requires signage to be limited to one monument style sign that will be landscape lit.
- States that impervious surfaces are permitted on the site other than those required by law in order to meet ADA requirements and those required for the restoration of the tomb.
Current Zoning

Zoning Map

Portion of Property zoned PD-189

Legend
- S-3: SPECIAL MANAGEMENT
- COUNTY OF CHARLESTON
- TOWN OF MT PLEASANT
- SUBJECT PARCEL

ZREZ-03-24-00151
TMS # 583-00-00-016
FEMA Flood Zone

Legend
- SUBJECT PARCEL
- AE
- SHADOWED X
- X

SBDV-11-23-02616
TMS # 583-00-00-016
Site Photos
Functions, powers, and duties of local Planning Commissions.

(B) In the discharge of its responsibilities, the local planning commission has the power and duty to:

(1) prepare and revise periodically plans and programs for the development and redevelopment of its area as provided in this chapter; and

(2) prepare and recommend for adoption to the appropriate governing authority or authorities as a means for implementing the plans and programs in its area:

(a) zoning ordinances to include zoning district maps and appropriate revisions thereof, as provided in this chapter;

(b) regulations for the subdivision or development of land and appropriate revisions thereof, and to oversee the administration of the regulations that may be adopted as provided in this chapter;

(c) an official map and appropriate revision on it showing the exact location of existing or proposed public street, highway, and utility rights-of-way, and public building sites, together with regulations to control the erection of buildings or other structures or changes in land use within the rights-of-way, building sites, or open spaces within its political jurisdiction or a specified portion of it, as set forth in this chapter;

(d) a landscaping ordinance setting forth required planting, tree preservation, and other aesthetic considerations for land and structures;

(e) a capital improvements program setting forth projects required to implement plans which have been prepared and adopted, including an annual listing of priority projects for consideration by the governmental bodies responsible for implementation prior to preparation of their capital budget; and

(f) policies or procedures to facilitate implementation of planning elements.
A. Purpose -
In order to encourage the preservation of the historic character of Historic Properties and Historic Districts, Preliminary and Minor Subdivision Plat applications, as defined in the Charleston County Zoning and Land Development Regulations Ordinance, for Historic Properties/Districts and properties located within 300 feet of the Historic Properties/Districts must be evaluated by the Commission prior to final determination by the Charleston County Planning Commission ("Planning Commission").
1. Commission Evaluation. The Commission shall evaluate each Subdivision Plat application subject to Sec 21-6, Subdivision Plat Application Reports, for compliance with the Cultural Resources Element of the Comprehensive Plan. The Commission shall provide a report on the application to the Planning Commission that addresses whether and how the application is or is not consistent with the goals, objectives, and policies of the Cultural Resources Element of the Comprehensive Plan. A majority of the HPC members present and voting shall be required. The commission shall not defer a subdivision plat application.

Notice. Newspaper, Posted, Community Interest, Neighbor, and Parties in Interest Notice of the Commission meeting shall be provided in accordance with the requirements of Section 21-8, Notices, of this Ordinance.

* HPC can’t Approve, Deny, or Defer Subdivision Applications
3.4.3: CULTURAL RESOURCES ELEMENT GOAL

Cultural Resources Element Needs

Cultural Resources Element needs include, but are not limited to, the following:

- Preserving the County’s significant historic and archaeological resources and cultural heritage;
- Increasing public awareness of the historic character of the County; and
- Promoting public and private partnerships to preserve and protect cultural resources.

Cultural, historic, and archaeological resources, unique settlement patterns of traditional Lowcountry communities (such as historically African-American communities and family settlements), and traditional activities (such as Sweetgrass Basket Making) should be preserved and protected from potential negative impacts of growth and development.
Charleston County should take the following actions to promote and protect cultural resources in the County. These implementation strategies will be reviewed a minimum of every five years and updated every ten years from the date of adoption of this Plan.

CR1. Continue to promote historic preservation and enhance the County’s historic preservation ordinance.

CR2. Continue to pursue grant opportunities such as federal historic preservation grants to promote preservation of local historic communities, sites, and structures.

CR3. Continue to work with communities along the Gullah Geechee Corridor to preserve the unique settlement patterns and community character, including historic property/district designations, community plans and overlay zoning districts.

CR4. Continue to maintain a database of archaeological resources, heritage corridors, and historic properties, roads, and landscapes.

CR5. Continue to require a historic and archaeological survey for all Planned Development and Form-Based Zoning District requests.
Charleston County Comprehensive Plan
3.4.4 Cultural Resources Element Strategies and Time Frames

CR5. Continue to require a historic and archaeological survey for all Planned Development and Form-Based Zoning District requests.

CR6. Continue to monitor inventories and studies conducted by other agencies which identify new or recently discovered historic or cultural resources.

CR7. Continue to protect rural historic landscapes by ensuring development is in character with inherent rural attributes.

CR8. Continue to maintain and update development standards that preserve scenic and historic roadways and vistas.

CR9. Continue to coordinate with residents, adjacent jurisdictions, outside agencies, non-profit organizations, and others with expertise in historic preservation to implement planning, zoning, and other techniques to protect historic communities and neighborhoods and other areas of cultural significance.

CR10. Consider tax relief initiatives to owners who rehabilitate historically significant property.
CR11. Encourage adaptive reuse and rehabilitation of older buildings that complement historic development patterns.

CR12. Continue to implement the recommendations identified in the 2016 Charleston County Historic Resources Survey Update.

CR13. Continue to ensure protection of cultural resources by mitigating flood risks and high water impacts.

CR14. Coordinate with jurisdictions to pursue grant funding to complete a comprehensive study of historic land/places located in the unincorporated and incorporated areas of Charleston County.

CR15. Create a publicly accessible repository of all cultural and historic surveys completed by the County and for development projects within the County.
All eight members of the Historic Preservation Commission stated the proposed subdivision is consistent with the Cultural Resources Element of the Comprehensive Plan citing consistencies with the Element Goal statement and strategies CR1, CR2, CR3, CR4, CR5, CR6, CR7, CR8 and CR9 (see the next slide for the Element goal and strategies listed above).

No members stated the proposed subdivision is inconsistent with the Cultural Resources Element of the Comprehensive Plan.
Element Goal: Cultural, historic and archaeological resources, unique settlement patterns of traditional Lowcountry communities (such as historically African-American communities and family settlements), and traditional activities (such as Sweetgrass Basket Making) should be preserved and protected from potential negative impacts of growth and development.

CR1. Continue to promote historic preservation and enhance the County’s historic preservation ordinance.

CR2. Continue to pursue grant opportunities such as federal historic preservation grants to promote preservation of local historic communities, sites, and structures.
CR3. Continue to work with communities along the Gullah Geechee Corridor to preserve the unique settlement patterns and community character, including historic property/district designations, community plans and overlay zoning districts.

CR4. Continue to maintain a database of archaeological resources, heritage corridors, and historic properties, roads and landscape.

CR5. Continue to require a historic and archaeological survey for all PD and FBZD.

CR6. Continue to monitor inventories and studies conducted by other agencies which identify new or recently discovered historic or cultural resources.
CR7. Continue to protect rural historic landscapes by ensuring development is in character with inherent rural attributes.

CR8. Continue to maintain and update development standards to preserve scenic and historic roadways and vistas.

CR9. Continue to coordinate with residents, adjacent jurisdictions, outside agencies, non-profit organizations, and others with expertise in historic preservation to implement planning, zoning and other techniques to protect historic communities and neighborhoods and other areas of cultural significance.
Staff Recommendation

- The application complies with all requirements of the Charleston County Zoning and Land Development Regulations Ordinance; therefore, staff recommends approval.
Public Input

7/17/2024 Historic Preservation Commission Meeting:

- No public comment was received prior to the meeting.
- 2 people spoke in support of the application at the meeting.
- 0 people spoke in opposition of the application at the meeting.

8/12/2024 Planning Commission Meeting:

- No public input received
Notifications

**SBDV- 02616**

- 322 notification letters were sent to individuals on the East Cooper and Historic Preservation, Settlement community and settlement commission Interested Parties Lists, as well as property owners within 300 feet of the subject parcel on June 28th, 2024

- Additionally, this request was noticed in the Post & Courier on June 28, 2024

- Signs were posted on 06-26-24.
Proposed Amendments to the Zoning and Land Development Regulations Ordinance
Summary of Proposed Amendments:

- **Art. 4.3, NR, Natural Resource Management District; Ch. 5, Overlay and Special Purpose Zoning Districts (Art. 5.1, General, and Art. 5.16, Natural Resource Management Special Purpose Zoning District); Table 6.1-1, Use Table, and Art. 6.8, Short-Term Rentals:** Amend the Natural Resource Management Zoning District to clarify uses and development standards including the uses and development standards for Dewees Island.

- **Art. 4.25, PD, Planned Development Zoning District:** Amend the Planned Development Zoning District development requirements to implement the removal of the density ranges for the Wadmalaw Island Agricultural Preservation, Agricultural Preservation, and Rural Agriculture Future Land Use categories from Comprehensive Plan Table 3.1.1, Future Land Use Residential Densities, which was approved as part of the Comprehensive Plan Five-Year Review adopted on May 21, 2024.

- **Art. 8.14, Conservation Subdivisions:** Remove the Rural Agricultural (AG-8) Zoning District from the Conservation Subdivision regulations of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) to implement the removal of the density range for the Rural Agriculture Future Land Use category from Comprehensive Plan Table 3.1.1, Future Land Use Residential Densities, which was approved as part of the Comprehensive Plan Five-Year Review adopted on May 21, 2024.

- **Art. 9.3, Off-Street Parking and Loading:** Reduce the parking requirements for passive recreation areas, which are defined by the ZLDR as: “Areas in and located due to the presence of a particular natural or environmental setting and that may include conservation lands providing for both active and passive types of resource-based outdoor recreation activities that are less formalized or program-oriented than activity-based recreation. Resource-based outdoor recreation means and refers to activities requiring a natural condition such as boating, fishing, camping, nature trails and nature study. Farms are considered as passive Open Space if they are protected from Development by a Conservation Easement.”

The full text of each proposed amendment is included in this packet.

Staff Recommendation:

Amend the Zoning and Land Development Regulations Ordinance (ZLDR) as proposed in the attached documents.

Planning Commission Review and Recommendation – August 12, 2024:

Public Input: A summary of the public input received as of the Aug. 8th deadline for each of the four proposed amendments is included below. All public input received (comments, letters, emails, etc.) is included in this packet.

- **Dewees Island/Natural Resource Management District:** Staff hosted a community meeting with the owners of property on Dewees Island on July 16, 2024 from 6pm to 8pm, to present the amendments proposed for Dewees Island and gather public input. Notifications of the community meeting were mailed to each Dewees Island property owner on July 3rd and advertised through the Dewees Island Property Owners Association.
Forty-eight people attended the July 16th meeting (21 attended in person and 27 attended virtually). The comments made at the meeting centered on the proposed short-term rental regulations. Fifteen people spoke at the meeting. Six were in favor of the proposed regulations, seven were in opposition, and two had questions or concerns. Attached is a summary of the comments made at the July 16th meeting. The link to the video of the meeting is: https://charlestoncounty-org.zoom.us/rec/share/IxYDy78y0lWT8cBsm35XxgWpNVXdE5CkMF9XznKXfwA6lxlwsx-9tL-EVxuvQfR.ee57yEh4Xpm7T3Tb?startTime=1721164377000 Passcode: 6tZ@5wjr

In addition, the following public input was received as of the Aug. 8th public input deadline. Note that these counts are approximations, the majority of the comments focused on the proposed amendments regarding short-term rentals on Dewees Island, and that multiple letters/texts/emails/comments submitted by the same person were counted as a single comment.

- Approximately 40 people submitted comments in support;
- Approximately 41 people submitted comments in opposition;
- Approximately 5 people submitted comments with changes to the proposed amendments; and
- Approximately 14 people submitted questions.

- **Art. 4.25, PD, Planned Development Zoning District:** As of the Aug. 8th public input deadline, seven comments in support of these proposed amendments were received; no comments in opposition were received.

- **Art. 8.14, Conservation Subdivisions:** As of the Aug. 8th public input deadline, seven comments in support of these proposed amendments were received; no comments in opposition were received.

- **Art. 8.14, Conservation Subdivisions:** As of the Aug. 8th public input deadline, seven comments in support of these proposed amendments were received; no comments in opposition were received.

**Notifications:**
On July 26, 2024, 703 notifications were sent to the ZLDR/Comprehensive Plan, Dewees Island Text Amendment, and East Cooper Interested Parties’ Lists and owners of properties on Dewees Island, and the meeting ad ran in the *Post and Courier.*
Proposed Amendments to the Charleston County ZLDR

Charleston County Planning Commission
August 12, 2024
Natural Resource Management Zoning District  
(Art. 4.3, Art. 5.1, Art. 5.16, Table 6.1-1, Art. 6.8)

• The adoption of the ZLDR in November 2001 created the Natural Resource Management Special Purpose Zoning District, which included special zoning regulations for properties on Dewees Island and Goat Island.

• The overhaul of the ZLDR adopted on Oct. 26, 2021 moved the Natural Resource Management Special Purpose Zoning District in Chapter 5 to a base zoning district (NR Zoning District) in Chapter 6 to clarify the uses and development standards; however, further clarification is needed.

• The proposed amendments clarify the uses and development standards for properties in the NR Zoning District, especially for properties located on Dewees Island.
Dewees Island Background/History

• Dewees Island is treated differently than Goat Island and other islands in the Natural Resource Management Special Purpose Zoning District:
  • A DNR Conservation Easement was placed on the Island in 1975;
  • Dewees Island was developed as a planned community with larger sized lots than Goat Island and other island communities; and
  • Development is guided by the Dewees Island Land Plan and the Dewees Island Architectural and Environmental Design Guidelines, which are intended to “enhance and protect the delicate environment and ecosystem” of the Island (source: The Dewees Island Land Plan, page 2).
Dewees Island Background/History

1970s: Development begins on Dewees and continues per County subdivision approvals through the 1990s.

1975: Conservation Easement is entered into by owners of Dewees Island and DNR's predecessor, the SC Wildlife and Marine Resources Department.

- Sub-sec. 1: "No commercial activity of any nature shall be allowed on Dewees Island; however, minimum service and support activities and related facilities shall be allowed for the common use and enjoyment of those persons residing and/or staying as guests on the Island such as those for recreation, eating, lodging, storage, maintenance, docking and supply."
- Sub-sec. 11: "No other acts or uses which are incompatible with the preservation and maintenance of the Island in its natural state and in compliance with the long-range comprehensive development plan shall be allowed."

1990s: Short-term renting begins on the Island and Dewees Island Rentals (DIR) is organized to perform turn-key services for Island owners.

- Spring of 1998: Huyler House is completed and added to the rental homes managed by DIR.
- Spring of 1999: Seven rental homes plus the Huyler House marketed to "Property owners and Friends."
Dewees Island Background/History

- **July 24, 2018**: The County adopts the Short-Term Rental Regulations (STR) Ordinance, regulating short-term rentals for the first time and prohibiting short-term rentals on Dewees Island (short-term rentals had been occurring on the Island for many years prior to the adoption of the Short-Term Rental Regulations Ordinance).

- **Apr. 25, 2019**: Letter from DNR directs the Dewees Island Property Owners Association (“POA”) and other concerned individuals and stakeholders to meet to formulate an appropriate and reasonable framework for restricting short-term rental activity under the Conservation Easement.

- **May 22, 2019**: Letter from Dewees Island POA to DNR outlines the POA's efforts to comply with DNR’s April 25, 2019 letter. It concludes with "We thank you for your attention to this important matter and trust that the efforts described herein resolve the concerns expressed in your letter dated April 25. We look forward to your response. Note that we are also in correspondence with Charleston County to clarify the zoning of the island."
Dewees Island Background/History

• **June 5, 2019**: DNR sends a letter responding to the POA’s May 22, 2019 letter recognizing that addressing DNR’s concerns takes time and requests an update by September 6, 2019.

• **Oct. 6, 2020**: The STR Ordinance is amended to allow the Huyler House on Dewees Island to be short-term rented to POA guests and property owners and their guests, as originally intended (POA text amendment application).

• **Oct. 20, 2020**: The STR Ordinance is amended to define owner occupied short-term rentals and include amortization provisions.

• **Mar. 18, 2021**: DNR adopts a resolution to ban short-term renting on Dewees Island except for renting a home from one property owner to another.
Dewees Island Background/History

• **July 14, 2022 - DNR clarifies its March 18, 2021 Resolution:**

“Rentals of a dwelling unit for any duration, do not, standing alone, violate the Conservation Easement’s prohibition of “commercial activity,” provided, however, that short-term rentals, being rentals for periods of less than thirty (30) consecutive days, are conducted either on an owner to owner basis or, if by an owner to a third-party, non-owner guest, then through a POA-approved advertising platform. Nothing herein precludes the POA from lawfully adopting reasonable regulations of rentals through its recorded covenants and architectural and environmental design guidelines.

The Department urges the POA to continue to supervise rental activities on the Island and to address any violations consistent with the Conservation Easement.

The Department will continue to monitor Dewees Island under the Conservation Easement and will enforce the Conservation Easement as necessary to preserve the Island’s conservation values and natural resources. As set forth in the Conservation Easement, the Department cautions that no “act or use” that is “incompatible with the preservation and maintenance of the Island in its natural state” will be allowed.”
Natural Resource Management Zoning District
(Art. 4.3, Art. 5.1, Art. 5.16, Table 6.1-1, Art. 6.8)

**Reason for amendments:**

- Dewees Island property owners and members of the Dewees Island Property Owners Association Board have approached staff to amend the ZLDR to better define the uses allowed on the Island; and

- At the June 18, 2024 Council meeting, Council directed staff to amend the ZLDR to clarify the uses for Dewees Island.

The proposed amendments are a combination of drafts of amendments submitted by Dewees Island property owners and the Property Owners Association.
Natural Resource Management Zoning District
Summary of Proposed Amendments: Ch. 4, Base Zoning Districts

• Sec. 4.3.2, Use Regulations:
  • Uses for properties in the NR Zoning District that are not located on Dewees Island or Goat Island are contained in Table 6.1-1, Use Table;
  • Uses for properties located on Dewees Island and Goat Island are contained in Art. 5.16, Natural Resource Management Special Purpose Zoning District.

• Sec. 4.3.3, Development Standards:
  • Development standards for properties in the NR Zoning District that are not located on Dewees Island or Goat Island are contained in Table 4.3-3, NR Density/Intensity and Dimensional Standards;
  • Development standards for properties located on Dewees Island and Goat Island are contained in Art. 5.16, Natural Resource Management Special Purpose Zoning District.
Natural Resource Management Zoning District
Summary of Proposed Amendments: Ch. 4, Base Zoning Districts (Sec. 4.3.4, Exceptions)

• **Sec. 4.3.4.A, RM District Standards:** This section was deleted because the use regulations and density/intensity and dimensional standards for properties not located on Dewees Island or Goat Island are addressed in Sec. 4.3.2 and 4.3.3.

• **Sec. 4.3.4.B, Dewees Island:** This section was moved to Sec. 5.16.A, Natural Resource Management Special Purpose Zoning District, Dewees Island, and amended at that location.

• **Sec. 4.3.4.C, Goat Island:** This section was moved to Sec. 5.16.B, Natural Resource Management Special Purpose Zoning District, Goat Island, but no amendments are proposed.
Natural Resource Management Zoning District
Summary of Proposed Amendments: Ch. 5, Overlay and Special Purpose Zoning Districts

• Sec. 5.1.1, Establishment of Districts:
  • Added Art. 5.16, Natural Resource Management Special Purpose Zoning District, to clarify the use and development standards for Dewees Island.
Natural Resource Management Zoning District

Summary of Proposed Amendments: Art. 5.16, NRM Special Purpose Zoning District, Sec. 5.16.A, Dewees Island

• Lists the uses allowed on Dewees Island (see next slide - all uses included are by-right uses);

• States that accessory uses and structures are allowed pursuant to Art. 6.5, Accessory Uses and Structures *(added based on comments at the 7/16 community meeting)*;

• States the density/intensity and development standards must comply with the Dewees Island Architectural and Environmental Design Guidelines in effect at the time of development application submittal; and

• Requires written documentation of the Dewees Island Architectural Review Board and/or POA approval to be submitted as part of each permit, approval, and development application, provided that POA approval is required for short-term rental permit applications *(underlined text added based on comments at the 7/16 community meeting)*.
Natural Resource Management Zoning District
Summary of Proposed Amendments: Art. 5.16, NRM Special Purpose Zoning District, Sec. 5.16.A, Dewees Island

• Uses allowed by-right on Dewees Island:
  • All community, administrative, utility, and other structures or uses existing at the time of enactment of these amendments;
  • Single-Family Detached Dwellings;
  • Short-term rental use of Single-Family Detached Dwellings:
    ▪ Short-term rental use means rentals for intervals of 29 days or less;
    ▪ Must comply with the requirements of ZLDR Art. 6.8, Short Term Rentals, as they apply to Limited Home Rentals, with the exception of occupancy status requirements, parking requirements, and maximum number of rental days; and
    ▪ Maximum number of rental days: 56 days in the aggregate per calendar year, not including short-term rentals between the dwelling owner and a Dewees Island property owner.
Natural Resource Management Zoning District
Summary of Proposed Amendments: Art. 5.16, NRM Special Purpose Zoning District, Sec. 5.16.A, Dewees Island

• **Uses allowed by-right on Dewees Island:**
  • Clubhouse or community buildings, including the Huyler House:
    • Existing language regarding short-term rental use of the Huyler House to remain with the exception of removing the requirements limiting: (1) rental of the Huyler House to property owners and their guests and guests of the Dewees Island POA; and (2) advertisement only through the POA intranet site;
  • Nature Exhibition, including but not limited to the use of the Landings Building for multiple purposes;
  • Major Utility Service and related operations limited to that owned and operated by Dewees Utility Corporation and/or its successors;
  • Retail Sales limited to clothing or other goods offered for sale to Dewees Island owners or guests staying on the Island;
  • Administrative or Business Offices for the Dewees Island Property Owners Association and Dewees Utility Corporation;
Natural Resource Management Zoning District
Summary of Proposed Amendments: Art. 5.16, NRM Special Purpose Zoning District, Sec. 5.16.A, Dewees Island

• Uses allowed by-right on Dewees Island:
  • Helicopter pad for emergency services;
  • Communications Tower;
  • Water Transportation;
  • Community Dock;
  • Dockage spaces for boats of owners staying on the Island;
  • Solar Collectors;
  • Maintenance, repair or other operational services for boats of owners or guests staying on the Island; and
  • Fire station, fire prevention, and safety.
Natural Resource Management Zoning District

Summary of Proposed Amendments: Table 6.1-1, Use Table, and Sec. 6.4.25, Single-Family Detached Dwelling Unit

• The amendments proposed for Table 6.1-1, Use Table, only affect the properties in the NR Zoning District that are not located on Dewees Island or Goat Island (the uses allowed on Dewees Island and Goat Island are addressed in Art. 5.16).

• The only amendment proposed for Table 6.1-1 is to change Single-Family Detached Dwelling uses from uses subject to conditions to by-right uses.
  • The existing condition of use is that Single-Family Detached Dwellings in the NR Zoning District are subject to the requirements of Art. 4.3, NR Zoning District.
  • Proposing to delete this condition (Sec. 6.4.25.A) as Single-Family Detached Dwelling uses are proposed to be by-right uses (not subject to conditions).
Natural Resource Management Zoning District
Summary of Proposed Amendments: Art. 6.8, Short-Term Rentals

• Proposed amendments clarify that short-term rentals on Dewees Island are subject to the requirements of Art. 5.16, Natural Resource Management Special Purpose Zoning District.
<table>
<thead>
<tr>
<th>Table 6.8.2, Permitting Process for STRPs [1] [4]</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicable Zoning Districts</strong></td>
</tr>
<tr>
<td>RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4,</td>
</tr>
<tr>
<td>MHS, and UR (including Goat Island)</td>
</tr>
<tr>
<td><strong>Owner-Occupancy Requirements</strong></td>
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<tr>
<td>**Maximum Number of Days STRPs May be</td>
</tr>
<tr>
<td>Rented (note: days apply per Lot and not</td>
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<tr>
<td>per Dwelling)</td>
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<tr>
<td><strong>Zoning Review Type</strong></td>
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</tbody>
</table>

**Table Notes:**

1. The following shall apply to all STRP types:
   1. A STRP Zoning Permit is required and the STRP Zoning Permit Number for the current year must be visible on all advertisements. Zoning Permits must be renewed annually pursuant to this Article.
   2. A Business License is required and the Business License Number for the current year must be visible on all advertisements. Business Licenses must be renewed annually.
   3. Building safety inspection or Building Permit may be required, as determined by the Charleston County Building Inspection Services Department.

2. If a proposed STRP is located in an Office or Commercial Zoning District and contains a Residential use, STRP, Limited Site Plan Review shall apply instead of STRP, Full Site Plan Review.

3. EHRs shall be allowed in the AGR and AG-8 Zoning Districts subject to Special Exception approval if they are Bona Fide Agricultural Uses and the owner of record: (1) has designated the subject property as his/her legal voting address; or (2) has designated the subject property as the address on his/her driver’s license or other government issued identification.

4. *See Art. 5.16, Natural Resource Management Special Purpose Zoning District, for short-term rental uses on Dewees Island.*
Public Input – Dewees Island Amendments
Natural Resource Management Zoning District (Art. 4.3, Art. 5.1, Art. 5.16, Table 6.1-1, Art. 6.8)

- **July 16, 2024 (6pm – 8pm):** Staff hosted a community meeting with the owners of property on Dewees Island to present the amendments proposed for Dewees Island and gather public input.
  - Notifications of the community meeting were mailed to each Dewees Island property owner on July 3 and advertised through the Dewees Island Property Owners Association;
  - 48 people attended the meeting (21 attended in person and 27 attended virtually);
  - The comments made at the meeting centered on the proposed short-term rental regulations; and
  - Fifteen people spoke at the meeting (6 in favor, 7 in opposition, and two with questions/concerns).

- In addition, the following public input was received as of the Aug. 8 public input deadline. Note that these counts are approximations, the majority of the comments focused on the proposed amendments regarding short-term rentals on Dewees Island, and that multiple letters/texts/emails/comments submitted by the same person were counted as a single comment.
  - Approximately 40 people submitted comments in support;
  - Approximately 41 people submitted comments in opposition;
  - Approximately 5 people submitted comments with changes to the proposed amendments; and
  - Approximately 14 people submitted questions.
Planed Development Zoning District
(Art. 4.25)

- **Reason for amendments:**
  - On May 21, 2024, County Council approved the Five-Year Review of the Comprehensive Plan.
  - The final approval included removing the density ranges for the Wadmalaw Island Agricultural Preservation, Agricultural Preservation, and Rural Agriculture Future Land Use categories from Comprehensive Plan Table 3.1.1, Future Land Use Residential Densities.
Planned Development Zoning District
(Art. 4.25)

• **Summary of proposed amendments:**
  • The ZLDR currently requires 0.2 acres of common open space per dwelling unit plus 10% of the land designated for non-residential uses in order to achieve the maximum density allowed by Comprehensive Plan Table 3.1.1, Future Land Use Residential Densities, for parcels located in the Rural Area.
  • This no longer applies to properties located in the Wadmalaw Island Agricultural Preservation, Agricultural Preservation, and Rural Agriculture Future Land Use categories because the density ranges for these categories were removed from the Comprehensive Plan on May 21, 2024.
  • The only Rural Area future land use category with a viable range to which such a standard should apply is the Rural Residential Future Land Use category, which has a density range of 1 dwelling/3 acres to 1 dwelling/acre.

• Therefore, the proposed amendments remove references to all Rural Area future land use categories with the exception of the Rural Residential category, for which a minimum of 50 percent of the total acreage of the project is required to be dedicated as Conservation Area in order to achieve a density greater than 1 dwelling/3 acres.
Public Input
Planned Development Zoning District (Art. 4.25)

• As of the Aug. 8th public input deadline, seven comments in support of these proposed amendments were received; no comments in opposition were received.
Conservation Subdivisions
(Art. 8.14)

• **Reason for amendments:**
  • On May 21, 2024, County Council approved the Five-Year Review of the Comprehensive Plan.
  • The final approval included removing the density ranges for the Wadmalaw Island Agricultural Preservation, Agricultural Preservation, and Rural Agriculture Future Land Use categories from Comprehensive Plan Table 3.1.1, Future Land Use Residential Densities.
Conservation Subdivisions
(Art. 8.14)

• **Summary of proposed amendments:**
  • The AG-8 Zoning District implements the Rural Agriculture Future Land Use category (density: 1 dwelling/8 acres).

  • Art. 8.14 allows a density increase of up to 1 dwelling/4 acres for properties in the AG-8 Zoning District through a staff level approval process (conservation subdivision) when 50% or more of a site is delineated as conservation area.
    • A density increase of up to 1 dwelling/6 acres is allowed when 30% - 49.9% of the site is delineated as conservation area.

  • This is no longer consistent with Comprehensive Plan Table 3.1.1, Future Land Use Residential Densities, as the maximum density is now 1 dwelling/8 acres.

  • Therefore, the proposed amendments are to delete the AG-8 Zoning District from the Conservation Subdivision regulations.
Public Input

Conservation Subdivisions (Art. 8.14)

• As of the Aug. 8th public input deadline, seven comments in support of these proposed amendments were received; no comments in opposition were received.
Off-Street Parking and Loading
(Art. 9.3)

• **Reason for amendments:**
  • The ZLDR currently requires all parks and recreation uses to have 1 parking space per 5,000 SF of land area plus outdoor recreation requirements (1 per 200 square feet of public activity area plus: Swimming Pool-1 per 200 square feet of water surface area; Tennis-2 per court; Basketball- 5 per court; Athletic Field- 15 per diamond or field).

  • These requirements can add up quickly for large passive recreation areas, which are defined by the ZLDR as areas “...that may include conservation lands providing for both active and passive types of resource-based outdoor recreation activities that are less formalized or program-oriented than activity-based recreation...”

  • The proposed amendments are intended to reduce the amount of parking required for passive recreation areas that do not contain athletic fields, tennis courts, swimming pools, etc.
Off-Street Parking and Loading
(Art. 9.3)

• **Summary of proposed amendments:**
  • The proposed amendments reduce the parking requirement for passive recreation areas to: 1 space/highland acre for the first 15 acres *plus* 1 space/15 acres for additional highland areas up to 100 acres *plus* 1 space/30 acres for remaining highland areas.

• The amendments also allow off-site parking to be located within 1,000 feet of a passive recreation area (an increase from the existing requirement of 600 feet).
Public Input
Off-Street Parking and Loading (Art. 9.3)

- As of the Aug. 8th public input deadline, seven comments in support of these proposed amendments were received; no comments in opposition were received.
Notifications

• August 12, 2024 Planning Commission Meeting:
  • July 26: Post and Courier advertisement ad ran; and
  • July 26: 703 notifications were sent to people on the ZLDR/Comprehensive Plan, Dewees Island Text Amendment, and East Cooper Interested Parties’ Lists and to all owners of property on Dewees Island.
Art. 4.3, NR, Natural Resource Management District; Ch. 5, Overlay and Special Purpose Zoning Districts (Art. 5.1, General, and Art. 5.16, Natural Resource Management Special Purpose Zoning District); Table 6.1-1, Use Table, and Art. 6.8, Short-Term Rentals

- Public Input
CHAPTER 4 | BASE ZONING DISTRICTS

ARTICLE 4.3 NR, NATURAL RESOURCE MANAGEMENT DISTRICT

Sec. 4.3.1 Purpose and Intent


Sec. 4.3.2 Use Regulations

Uses are allowed for properties in the NR Zoning District that are not located on Dewees Island or Goat Island shall be in accordance with the Use Regulations of CHAPTER 6. Uses allowed for properties in the NR Zoning District that are located on Dewees Island or Goat Island are contained in Art. 5.16, Natural Resource Management Special Purpose Zoning District.

Sec. 4.3.3 Development Standards

Unless otherwise expressly allowed in this Article, all development within the NR district shall require review and approval of a Planned Development, in accordance with procedures contained within this Ordinance. Development standards shall be established as a part of the Planned Development approval procedures, taking into account all applicable Comprehensive Plan policies, FEMA designations, erosion patterns, wildlife and plant habitat, soils, wetlands and other natural resource constraints.

Development on properties in the NR Zoning District that are not located on Dewees Island or Goat Island shall be subject to the Density/Intensity and Dimensional Standards included in Table 4.3.3 below. The Density/Intensity and Dimensional Standards for properties located on Dewees Island and Goat Island are contained in Art. 5.16, Natural Resource Management Special Purpose Zoning District.

<table>
<thead>
<tr>
<th>Table 4.3.3, NR Density/Intensity and Dimensional Standards</th>
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<tbody>
<tr>
<td>Non-Waterfront Development Standards</td>
</tr>
<tr>
<td>MAXIMUM DENSITY</td>
</tr>
<tr>
<td>MINIMUM LOT AREA</td>
</tr>
<tr>
<td>MINIMUM LOT WIDTH</td>
</tr>
<tr>
<td>MINIMUM LOT WIDTH AVERAGE</td>
</tr>
<tr>
<td>MINIMUM SETBACKS</td>
</tr>
<tr>
<td>Front/Street Side</td>
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<tr>
<td>Interior Side</td>
</tr>
<tr>
<td>Rear</td>
</tr>
<tr>
<td>WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK</td>
</tr>
<tr>
<td>WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER</td>
</tr>
<tr>
<td>MAXIMUM BUILDING COVERAGE [1]</td>
</tr>
<tr>
<td>MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]</td>
</tr>
<tr>
<td>MAXIMUM HEIGHT</td>
</tr>
</tbody>
</table>

[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum
Table 4.3.3, NR Density/Intensity and Dimensional Standards

<table>
<thead>
<tr>
<th>Non-Waterfront Development Standards</th>
<th>Waterfront Development Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.</td>
<td></td>
</tr>
</tbody>
</table>

Sec. 4.3.4 Exceptions [Note: Sec. 4.3.4.A, RM District Standards, proposed to be deleted; Sec. 4.3.4.B, Dewees Island, and Sec. 4.3.4.C, Goat Island, proposed to be moved to Art. 5.16]

A. **RM District Standards.** For islands within the NR Zoning District, the Zoning and Planning Director shall be expressly authorized to issue permits for Development that complies with the RM Zoning District standards, provided that only one principal Dwelling Unit shall be allowed per Lot.

B. **Dewees Island.** For property located on Dewees Island, the Zoning and Planning Director shall be expressly authorized to issue permits for development that complies with Dewees Island Architectural and Environmental Design Guidelines (dated October 25, 1996) and other applicable standards of this Ordinance.

1. 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.

2. 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.

   a. 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);

   b. 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;

   c. There is no cap on the number of days the Huyler House can be rented per calendar year;

   d. 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:

      1. The Building Inspection Services Department may require a building safety inspection and/or Building Permit;

      2. 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

      3. Each room where tenants may lodge shall contain a notice providing the following information:

         a. Contact information for the owner of the property;

         b. Zoning Permit Number and Business License Number for the Short-Term Rental use of the property for the current year;

         c. Trash collection location and schedule; and

         d. Fire and emergency evacuation routes.

   e. Once the STRP Zoning Permit is issued, a Business License must be obtained;

   f. 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:

1. The STRP Zoning Permit renewal application fee; and
2. 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.

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

h. 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 of 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.

i. 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.

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.** For property located on Goat Island, the Zoning and Planning Director shall be expressly authorized to issue permits for development that complies with the R-4 Zoning District standards, provided that only one Principal Dwelling Unit shall be allowed per Lot and the following requirements shall apply:

1. The dimensional standards listed in Table 4.3.4, Dimensional Standards, below shall be met.

<table>
<thead>
<tr>
<th>Minimum Lot Area</th>
<th>Minimum Front/Street Side Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>18,000 sq. ft.</td>
<td>10 Feet</td>
</tr>
<tr>
<td></td>
<td>15 Feet</td>
</tr>
</tbody>
</table>

1. One Accessory Dwelling Unit shall be allowed per Zoning Lot.

3. The combined heated square footage of the principal Dwelling Unit and the Accessory Dwelling Unit shall not exceed 3,300 square feet; and
4. The combined square footage dedicated to unheated areas (decks, porches, steps) of the principal Dwelling Unit and the Accessory Dwelling Unit shall not exceed 2,000 square feet.
CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

ARTICLE 5.1 GENERAL

Sec. 5.1.1 Establishment of Districts

The following Overlay and Special Purpose Zoning Districts are hereby established:

<table>
<thead>
<tr>
<th>DISTRICT NAME</th>
<th>TYPE</th>
</tr>
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<tbody>
<tr>
<td>WDU</td>
<td>Water-Dependent Use</td>
</tr>
<tr>
<td>JO-MHC-O</td>
<td>Johns Island Maybank Highway Corridor Overlay Zoning District</td>
</tr>
<tr>
<td>MP-O</td>
<td>Mount Pleasant Overlay Zoning District</td>
</tr>
<tr>
<td>FRC-O</td>
<td>Folly Road Corridor Overlay Zoning District</td>
</tr>
<tr>
<td>DRC-O</td>
<td>Dorchester Road Corridor Overlay Zoning District</td>
</tr>
<tr>
<td>UB-O</td>
<td>University Boulevard Overlay Zoning District</td>
</tr>
<tr>
<td>STA-O</td>
<td>St. Andrews Area Overlay Zoning District</td>
</tr>
<tr>
<td>ARRC-O</td>
<td>Ashley River Road Corridor Overlay Zoning District</td>
</tr>
<tr>
<td>DUWAP-O</td>
<td>DuPont-Wappoo Area Overlay Zoning District</td>
</tr>
<tr>
<td>PF-O</td>
<td>Parkers Ferry Community Overlay Zoning District</td>
</tr>
<tr>
<td>SL-O</td>
<td>Sol Legare Community Overlay Zoning District</td>
</tr>
<tr>
<td>JA-MHC-O</td>
<td>James Island Maybank Highway Corridor Overlay Zoning District</td>
</tr>
<tr>
<td>MRC-O</td>
<td>Main Road Corridor Overlay Zoning District</td>
</tr>
<tr>
<td>NRM</td>
<td>Natural Resource Management Special Purpose Zoning District</td>
</tr>
</tbody>
</table>

Article 5.16, Natural Resource Management Special Purpose Zoning District

A. Dewees Island. For property located on Dewees Island, the Zoning and Planning Director shall be expressly authorized to issue permits for development that complies with Dewees Island Architectural and Environmental Design Guidelines (dated October 25, 1996) and other applicable standards of this Ordinance.

The uses listed below shall be the only uses allowed on Dewees Island. All uses included below are Uses Allowed by Right as defined in Chapter 12, Definitions, of this Ordinance. Accessory Uses and Structures shall be allowed pursuant to Article 6.5, Accessory Uses and Structures. The Density/Intensity and Development requirements for...
such uses shall comply with the Dewees Island Architectural and Environmental Design Guidelines in effect at the time of development application submittal. Written documentation of the Dewees Island Architectural Review Board and/or Property Owners Association approval shall be submitted as part of each permit, approval, and development application, as applicable, provided, however, that written documentation of the Dewees Island Property Owners Association approval is required as part of each short-term rental permit application.

The following uses are allowed by right on Dewees Island:

1. All community, administrative, utility, and other structures or uses existing at the time of enactment of this amendment [DATE OF ADOPTION];

2. Single-Family Detached Dwellings;

   a. For the purposes of this Section, short-term rental use shall mean rentals for intervals of 29 days or less, provided, however, no occupancy status or residency condition is required and provided further, the maximum number of days for a dwelling that may be so rented is 56 days in the aggregate per calendar year, not including short-term rentals between the dwelling owner and a Dewees Island property owner; and
   b. Each dwelling used as a short-term rental shall comply with the requirements of Art. 6.8, Short-Term Rentals, as they apply for Limited Home Rentals with the exception of the occupancy status requirements, parking requirements, and maximum number of rental days as described above.

4. Clubhouse or community buildings, including the Huyler House. 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.
   a. 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);
   b. 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;
   c. There is no cap on the number of days the Huyler House can be rented per calendar year;
   d. 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:
      1. The Building Inspection Services Department may require a building safety inspection and/or Building Permit;
      2. 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
      3. Each room where tenants may lodge shall contain a notice providing the following information:
         a. Contact information for the owner of the property;
         b. Zoning Permit Number and Business License Number for the Short-Term Rental use of the property for the current year;
         c. Trash collection location and schedule; and
d. Fire and emergency evacuation routes.

e. Once the STRP Zoning Permit is issued, a Business License must be obtained;

f. 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:

1. The STRP Zoning Permit renewal application fee; and

2. 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.

h. 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 of 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.

i. 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.

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.

5. Nature Exhibition, including but not limited to the use of the Landings Building for multiple purposes;

6. Major Utility Service and related operations limited to that owned and operated by Dewees Utility Corporation and/or its successors;

7. Retail Sales limited to clothing or other goods offered for sale to Dewees Island owners or guests staying on the Island;

8. Administrative or Business Offices for the Dewees Island Property Owners Association and Dewees Utility Corporation;

9. Helicopter pad for emergency services;

10. Communications Tower;

11. Water Transportation;

12. Community Dock;
13. Dockage spaces for boats of owners staying on the island;

14. Solar Collectors;

15. Maintenance, repair or other operational services for boats of owners or guests staying on the Island; and

16. Fire station, fire prevention, and safety.

B. Goat Island. [No amendments proposed for this Section]

For property located on Goat Island, the Zoning and Planning Director shall be expressly authorized to issue permits for development that complies with the R-4 Zoning District standards, provided that only one Principal Dwelling Unit shall be allowed per Lot and the following requirements shall apply:

1. The dimensional standards listed in Table 4.3.4, *Dimensional Standards*, below shall be met:

<table>
<thead>
<tr>
<th>Table 4.3.4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dimensional Standards</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Minimum Lot Area</th>
<th>Minimum Front/Street Side Setback</th>
<th>Minimum Interior Side Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>18,000 sq. ft.</td>
<td>10 Feet</td>
<td>15 Feet</td>
</tr>
</tbody>
</table>

2. One Accessory Dwelling Unit shall be allowed per Zoning Lot;

3. The combined heated square footage of the principal Dwelling Unit and the Accessory Dwelling Unit shall not exceed 3,300 square feet; and

4. The combined square footage dedicated to unheated areas (decks, porches, steps) of the principal Dwelling Unit and the Accessory Dwelling Unit shall not exceed 2,000 square feet.
CHAPTER 6 | USE REGULATIONS

ARTICLE 6.1 USE TYPES AND USE TABLE

This Article explains how to interpret Table 6.1-1, Use Table. The top of Table 6.1-1, Use Table, contains the Zoning Districts and left side of the table contains the use types. Under the hierarchy established by this Ordinance, the NR district is the least intensive base Zoning District, while the IN Zoning District is the most intensive base Zoning District. The uses listed in Table 6.1-1, Use Table, are permitted or not permitted in each Zoning District according to the letter coding described in Sections 6.1.1 through 6.1.5 below.

Sec. 6.1.6 Table 6.1-1, Use Table

Principal uses shall be allowed within the Zoning Districts of this Ordinance in accordance with Table 6.1-1, Use Table. See Chapter 5, Overlay and Special Purpose Zoning Districts, as applicable.

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>ZONING DISTRICTS</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>A=Use Allowed By Right; C=Use Subject to Conditions; S=Special Exception Use (must also comply with applicable conditions); Blank cells indicated prohibited land uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquaculture</td>
<td>A     A     A     A     C     C</td>
<td>Sec. 6.4.1</td>
</tr>
<tr>
<td>Mariculture</td>
<td>C     C     C     C     C     C</td>
<td>Sec. 6.4.1</td>
</tr>
<tr>
<td>Apiculture (Bee Keeping)</td>
<td>A     A     A     A     A     C</td>
<td>Sec. 6.4.1</td>
</tr>
<tr>
<td>Animal and Insect Production</td>
<td>A     A     A     A     C     C</td>
<td>Sec. 6.4.1</td>
</tr>
<tr>
<td>Concentrated Animal Feeding Operation</td>
<td>S     S     S     S     S     S</td>
<td></td>
</tr>
<tr>
<td>Horticultural Production</td>
<td>A     A     A     A     A     A     A</td>
<td>A     C     A     A     A</td>
</tr>
<tr>
<td>Hemp Crop Production and/or Processing</td>
<td>S     S     S     S     S     S</td>
<td>Sec. 6.4.1</td>
</tr>
<tr>
<td>Winery</td>
<td>C     C     C     C     C     C</td>
<td>C     A     C     A</td>
</tr>
<tr>
<td>Agricultural Processing</td>
<td>C     C     C     C     C     C</td>
<td>A     A     A     A</td>
</tr>
<tr>
<td>Agricultural Sales or Service</td>
<td>A     A     A     A     A     A</td>
<td>A     A     A     A</td>
</tr>
<tr>
<td>Roadside Stand; Sweetgrass Basket Stand</td>
<td>C     C     C     C     C     C</td>
<td>C     C     C     A</td>
</tr>
<tr>
<td>Community Garden</td>
<td>A     A     A     A     A     A     A</td>
<td>A     A     A     A</td>
</tr>
<tr>
<td>Farmers Market</td>
<td>A     A     A     A     A     A     A</td>
<td>A     A     A     A</td>
</tr>
<tr>
<td>FORESTRY AND LOGGING</td>
<td>C     C     C     C     C     C     C</td>
<td>C     C     C     C</td>
</tr>
<tr>
<td>Bona Fide Forestry Operation</td>
<td>C     C     C     C     C     C     C</td>
<td>C     C     C     C</td>
</tr>
<tr>
<td>Lumber Mill, Planing, or Saw Mill</td>
<td>A     A     A     A     A     A</td>
<td>A     A     A</td>
</tr>
<tr>
<td>RESIDENTIAL</td>
<td>A     A     A     A     A     A     A</td>
<td>A     A     A     A</td>
</tr>
<tr>
<td>ASSISTED LIVING</td>
<td>A     A     A     A     A     A     A</td>
<td>A     A     A     A</td>
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## Assisted Living

<table>
<thead>
<tr>
<th>Sec. 6.4.24</th>
<th>Manufactured Housing Unit</th>
<th>Manufactured Housing Park</th>
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<tbody>
<tr>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>A</td>
<td>A</td>
<td>C</td>
</tr>
<tr>
<td>A</td>
<td>A</td>
<td>C</td>
</tr>
<tr>
<td>C</td>
<td>C</td>
<td>A</td>
</tr>
<tr>
<td>C</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

**MANUFACTURED HOUSING**

**MULTI-FAMILY DWELLING**
<table>
<thead>
<tr>
<th>Land Uses</th>
<th>ZONING DISTRICTS</th>
<th>Cond.</th>
</tr>
</thead>
</table>
|                                   | NR | OS | RM | AG-15 | AG-10 | AG-8 | AGR | RR | S-3 | R-4 | UR | MHS | MHP | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RC | CC | CI | RO | GO | NC | RCA...
<table>
<thead>
<tr>
<th>Group Home</th>
<th>A</th>
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<th>A</th>
<th>A</th>
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<td>Child Care Center</td>
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<td>Day Camp</td>
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<td>A</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
</tbody>
</table>

**DEATH CARE SERVICES**

| Cemetery           | A | A | A | A | C | C | C | C | C | S | A | A | A | A | A | A | A | A | A |
| Funeral Services  | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A |

**EDUCATIONAL SERVICES**
# Table 6.1-1 Use Table

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>ZONING DISTRICTS</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>NR</td>
<td>OS</td>
</tr>
<tr>
<td>Pre-school or Educational Nursery</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>School, Primary</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>School, Secondary</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Higher Education Facility</td>
<td>S</td>
<td>S</td>
</tr>
<tr>
<td>Personal Improvement Education</td>
<td>S</td>
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</tr>
<tr>
<td>HEALTH CARE SERVICES</td>
<td></td>
<td></td>
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<tr>
<td>Medical Office</td>
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</tr>
<tr>
<td>Community Residential Care Facility</td>
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<tr>
<td>Counseling Services</td>
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</tr>
<tr>
<td>Intermediate Care Facility for Individuals with Intellectual Disabilities</td>
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</tr>
<tr>
<td>Health Care Laboratory</td>
<td>A</td>
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<tr>
<td>Home Health Agency</td>
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</tr>
<tr>
<td>Hospital; Hospice Facility</td>
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</tr>
<tr>
<td>Outpatient Facility for Chemically Dependent or Addicted Persons</td>
<td>A</td>
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</tr>
<tr>
<td>Rehabilitation Facility</td>
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<tr>
<td>Residential Treatment Facility for Children or Adolescents (mental health treatment)</td>
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<tr>
<td>MUSEUM, HISTORIC SITE, AND SIMILAR INSTITUTIONS</td>
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<td>Historic Site</td>
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<td>Library or Archive</td>
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<tr>
<td>Museum</td>
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<tr>
<td>Nature Exhibition</td>
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<tr>
<td>Botanical Garden</td>
<td>A</td>
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<tr>
<td>Zoo</td>
<td>S</td>
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<tr>
<td>POSTAL SERVICE</td>
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<tr>
<td>Postal Service, United States</td>
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<tr>
<td>RECREATION AND ENTERTAINMENT</td>
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<table>
<thead>
<tr>
<th>Land Uses</th>
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<tr>
<td>Community Recreation</td>
<td>A A A A A A A A A A A A A A</td>
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<tr>
<td>Fishing, Hunting, or Recreational Guide Service</td>
<td>C A C C A A A A A A A A A A A A A A A</td>
<td>Sec. 6.4.50</td>
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<tr>
<td>Golf Course or Country Club</td>
<td>C C C C C C C C C C C C C</td>
<td>Sec. 6.4.11</td>
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<tr>
<td>Parks and Recreation</td>
<td>C C C C C C C C C C C C</td>
<td>Sec. 6.4.11</td>
</tr>
<tr>
<td>Recreation and Entertainment, Indoor</td>
<td>C C C C C C C</td>
<td>Sec. 6.4.11</td>
</tr>
<tr>
<td>Recreation and Entertainment, Outdoor</td>
<td>C C C C C C C</td>
<td>Sec. 6.4.11</td>
</tr>
<tr>
<td>Drive-In Theater</td>
<td>C C C C C C C</td>
<td>Sec. 6.4.11</td>
</tr>
<tr>
<td>Golf Driving Range</td>
<td>S S S S S S S C</td>
<td>Sec. 6.4.11</td>
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<tr>
<td>Outdoor Shooting Range</td>
<td>S S S S S S S S C</td>
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<td>Special Events</td>
<td>C C C C C C C</td>
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RECOMMENDED USES FOR RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS

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<td>Business, Professional, Labor, Political</td>
<td>S S S S S S S S S</td>
<td>Sec. 6.4.4</td>
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<tr>
<td>Organization; Social or Civic Organization; Social Club or Lodge</td>
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<tr>
<td>Religious Assembly</td>
<td>A A A A A A A A A A A A A</td>
<td>Art. 6.8</td>
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</table>

UTILITIES AND WASTE-RELATED USES

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<tbody>
<tr>
<td>Utility Service, Major</td>
<td>S S S S S S S S C C C C C C</td>
<td>Sec. 6.4.17</td>
</tr>
<tr>
<td>Utility Service, Minor</td>
<td>A A A A A A A A A A A A A A A A</td>
<td>Sec. 6.4.46</td>
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<tr>
<td>Solar Farm</td>
<td>S S S S S S S S S S S S S S S S</td>
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<td>Waste-Related Uses</td>
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<tr>
<td>Septic Tank Installation, Cleaning, or Related Service</td>
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<tr>
<td>Solid Waste Disposal Facility (Public or Private)</td>
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COMMERCIAL

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<tr>
<td>Guest House (CGH)</td>
<td>C C C C C</td>
<td>Art. 6.8</td>
</tr>
<tr>
<td>Hotel or Motel</td>
<td>S</td>
<td>S</td>
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<tr>
<td>---------------</td>
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</tr>
<tr>
<td>RV (Recreational Vehicle) Park</td>
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<tr>
<td>Campground</td>
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ANIMAL SERVICES
Table 6.1-1 Use Table

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<tr>
<td>Stable, Private</td>
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<tr>
<td>Stable, Boarding</td>
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<tr>
<td>Kennel</td>
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<td>C</td>
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<tr>
<td>Pet Store or Grooming Salon</td>
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<td>C</td>
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<tr>
<td>Small Animal Boarding</td>
<td>A</td>
<td>A</td>
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<tr>
<td>Veterinary Service</td>
<td>A</td>
<td>A</td>
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</table>

**FINANCIAL SERVICES**

| Banks and Financial Services       | C    | C    | C   | C    | C    | A    | A   |    |    |    |    |    |     |    |    |    |    |    |    |    |    |    |    |
| Short-Term Lender                  | C    | C    |    |    |    |    |    |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |

**FOOD SERVICES AND DRINKING PLACES**

| Bar or Lounge                      | S    | S    | S   | S    | S    | S    | S   | S  | S   | S   |    |    |     |    |    |    |    |    |    |    |    |    |
| Catering Service                   | S    | S    | S   | S    | S    | S    | S   | S  | S   | S   |    |    |     |    |    |    |    |    |    |    |    |    |
| Restaurant, Fast Food              | C    | C    | C   | C    |     |     |     |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |    |
| Restaurant, General                | C    | C    | C   | C    | C    |     |     |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |    |
| Sexually Oriented Business         | C    | C    | C   | C    | C    |     |     |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |    |

**INFORMATION INDUSTRIES**

| Communication Services; Data Processing Services; Publishing Industries | A    | A    | A   | A    | A    |    |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |    |    |
| Communications Tower             | C    | C    | C   | C    |     |     |     |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |    |

**OFFICES**

| Administrative or Business Office; Government Office | C    | C    | C   | C    | A   | A   |    |    |    |    |    |    |    |     |    |    |    |    |    |    |    |    |

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<table>
<thead>
<tr>
<th>OTHER NONRESIDENTIAL DEVELOPMENT</th>
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<tr>
<td>Convention Center or Visitors Bureau</td>
<td>S</td>
<td>S</td>
<td>S</td>
<td>A</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Heavy Construction Services or General Contractor</td>
<td></td>
<td>A</td>
<td>A</td>
<td>A</td>
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<tr>
<td>Billboard</td>
<td>C</td>
<td></td>
<td>Sec. 9.8.6</td>
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<tr>
<td>Special Trade Contractor</td>
<td>C</td>
<td>A</td>
<td>A</td>
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</table>
Table 6.1-1 Use Table

<table>
<thead>
<tr>
<th>Land Uses</th>
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<th>Conditions</th>
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</thead>
<tbody>
<tr>
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<td>NR</td>
<td>OS</td>
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<tr>
<td>PARKING, COMMERCIAL</td>
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<tr>
<td>Parking Lot</td>
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<tr>
<td>Parking Garage</td>
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<td>RENTAL AND LEASING SERVICES</td>
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<tr>
<td>Charter Boat or other Recreational Watercraft Rental Service</td>
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<td>Commercial or Industrial Machinery or Equipment, Construction Tools or Equipment, Heavy Duty Truck or Commercial Vehicle Rental or Leasing</td>
<td>A</td>
<td>A</td>
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<tr>
<td>Consumer Goods Rental Center</td>
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<tr>
<td>Self-Service Storage</td>
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<tr>
<td>Vehicle Rental or Leasing</td>
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<tr>
<td>REPAIR AND MAINTENANCE SERVICES</td>
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<tr>
<td>Boat Yard</td>
<td>C</td>
<td>C</td>
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<tr>
<td>Repair Service, Consumer</td>
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<td></td>
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<tr>
<td>Repair Service, Commercial</td>
<td></td>
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<tr>
<td>Vehicle and Boat Repair or</td>
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</tbody>
</table>

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**DRAFT – JULY 17, 2024**

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<thead>
<tr>
<th>Land Uses</th>
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<th>Condition</th>
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</thead>
<tbody>
<tr>
<td>Nonstore Retailer</td>
<td>NR A OS C AG-15 A AG-10 A AG-8 C AGR C RR C S-3 C R-4 C UR C MHS C MHP C CI C RO C GO C NC C RC C CC C RI C IN</td>
<td>Sec. 6.4.41</td>
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<tr>
<td>Fuel Heating Oil Dealer; Liquefied Petroleum Gas (Bo led</td>
<td>C C C C C</td>
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<tr>
<td>Home Improvement Center</td>
<td>A A A</td>
<td>Sec. 6.4.26</td>
</tr>
<tr>
<td>Food Sales</td>
<td>C C C A A A</td>
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<tr>
<td>Food Truck</td>
<td>A A A A A A</td>
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</tr>
<tr>
<td>Liquor, Beer, or Wine Sales</td>
<td>S S S S S S</td>
<td></td>
</tr>
<tr>
<td>Retail Sales or Services, General; Building Materials or Garden Equipment and Supplies Retailer</td>
<td>C C A S A</td>
<td>Sec. 6.4.26</td>
</tr>
<tr>
<td>Convenience Store</td>
<td>S S A A A A</td>
<td></td>
</tr>
<tr>
<td>Duplicating or Quick Printing Service; Private Postal or Mailing Service</td>
<td>C C C A A A A</td>
<td>Sec. 6.4.26</td>
</tr>
<tr>
<td>Pawn Shop</td>
<td>A A A A A</td>
<td></td>
</tr>
<tr>
<td>Warehouse Club or Superstore</td>
<td>C C C</td>
<td>Sec. 6.4.31</td>
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<tr>
<td>Service Station, Gasoline</td>
<td>C C A S A</td>
<td>Sec. 6.4.45</td>
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<td>Truck Stop</td>
<td>A A A A</td>
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<td>Vehicle Sales</td>
<td>A A A</td>
<td></td>
</tr>
<tr>
<td>Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer</td>
<td>S A S A</td>
<td></td>
</tr>
<tr>
<td>Vehicle Parts, Accessories, or Tire Store</td>
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<tr>
<td>RETAIL OR PERSONAL SERVICES</td>
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<tr>
<td>Consumer Convenience Services</td>
<td>C C A A</td>
<td>Sec. 6.4.26</td>
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<tr>
<td>Hair, Nail, or Skin Care Services</td>
<td>C C C C C C C C C A A A A A A</td>
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<tr>
<td>Job Training or Placement Services</td>
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<tr>
<td>Personal Improvement Services</td>
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<tr>
<td>Physical Fitness or Health Club</td>
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<td>Tattoo Facility</td>
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<td>Services to Buildings or Dwellings</td>
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<tr>
<td>Landscaping and Horticultural Services</td>
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## Table 6.1-1 Use Table

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<th>Land Uses</th>
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<tr>
<td></td>
<td>NR</td>
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<td>Vehicle Storage</td>
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<td>Impound Yard</td>
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<tr>
<td>Towing Facility</td>
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<tr>
<td>Boat Ramp</td>
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<tr>
<td>Community Dock</td>
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<td>Commercial Dock</td>
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<tr>
<td>Marina</td>
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### WHOLESALE SALES

- **Wholesale Sales**
  - A A A
- **Clay or Related Products and Construction Material Wholesaler**
  - S A A A
- **Flower, Nursery Stock, or Florists' Supplies Wholesaler**
  - A A A A
- **Petroleum Wholesaler**
  - S A A A
- **Pharmaceutical, Fertilizer and Pesticide Wholesaler**
  - S S S

### INDUSTRIAL SERVICES

- **Laundry, Dry Cleaning, or Carpet Cleaning Plant**
  - A A
- **Photo Finishing Laboratory**
  - A A
- **Research and Development Laboratory**
  - A A
- **Scrap and Salvage Service**
  - S S

### MANUFACTURING AND PRODUCTION, GENERAL
<table>
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<tr>
<th>Land Uses</th>
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<tr>
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<td>NR</td>
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</tr>
<tr>
<td><strong>Artisan and Craftsman</strong></td>
<td>C</td>
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</tr>
<tr>
<td><strong>Manufacturing and Production</strong></td>
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<td>C</td>
</tr>
<tr>
<td><strong>Aircraft Manufacturing and Production, including Related Parts</strong></td>
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<tr>
<td><strong>Chemical Manufacturing and Production</strong></td>
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<td>S</td>
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<tr>
<td><strong>Clay or Related Products, Furniture, Cabinets, or Related Products, Toy or Artwork, or Wood Products Manufacturing and Production</strong></td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td><strong>Microbrewery and Distillery</strong></td>
<td>C</td>
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<tr>
<td><strong>Pulp Mill or Paper Mill; Rendering Plant</strong></td>
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<tr>
<td><strong>Slaughter House and Meat Packing</strong></td>
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<tr>
<td><strong>Stone or Shell Products Manufacturing and Production</strong></td>
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**WAREHOUSE AND FREIGHT MOVEMENT**

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<tr>
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<td>Container Storage Facility</td>
<td>C C</td>
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<tr>
<td>Freight Forwarding Facility</td>
<td>C C C</td>
</tr>
<tr>
<td>Fuel Storage Facility</td>
<td>A A</td>
</tr>
<tr>
<td>Grain Terminals and Elevators</td>
<td>A A</td>
</tr>
<tr>
<td>Stockpiling of Sand, Gravel, or other Aggregate Materials</td>
<td>A A</td>
</tr>
<tr>
<td>Storage or Manufacturing of Weapons or Ammunition</td>
<td>S S</td>
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**OTHER USES**

**RECYCLING USES**

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<td>Recycling Center</td>
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<td>Recycling Collection, Drop-Off</td>
<td>A A A A A A A A A A A A A A A</td>
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<td><strong>Sec. 6.4.58</strong></td>
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<tr>
<td>Resource Extraction/Mining</td>
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<tr>
<td>----------------------------</td>
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<td>TRANSPORTATION</td>
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<tr>
<td></td>
<td>NR</td>
<td>OS</td>
</tr>
<tr>
<td>Aviation</td>
<td>C</td>
<td>C</td>
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<tr>
<td>Private Air Strip</td>
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<td>C</td>
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<tr>
<td>Railroad Facility</td>
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<tr>
<td>Sightseeing Transportation, Land or Water</td>
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<td>S</td>
</tr>
<tr>
<td>Taxi or Limousine Service</td>
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<td>A</td>
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<td>Urban Transit System</td>
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</table>
Sec. 6.4.25 Single Family Detached Dwelling Unit

A. Single Family Detached Dwelling Units in the NR Zoning District are subject to the requirements of Article 4.3, NR, Natural Resource Management District, of this Ordinance.

B. Single-Family Detached Dwelling Units in the MHP, RO, GO, and NC Zoning Districts in the Urban/Suburban Area, as defined in the Comprehensive Plan, shall comply with the Density/Intensity and Dimensional Standards of the R-4 Zoning District. Single-Family Detached Dwelling Units in the CC and IN Zoning Districts in the Urban/Suburban Area, as defined in the Comprehensive Plan, shall comply with the Density/Intensity and Dimensional Standards of the UR Zoning District.

C. Single-Family Detached Dwelling Units in the MHP, RO, GO, NC, RC, RI, CC and IN Zoning Districts in the Rural Area, as defined in the Comprehensive Plan, shall comply with the Density/Intensity and Dimensional Standards of the AGR Zoning District.
ARTICLE 6.8 SHORT-TERM RENTALS

Sec. 6.8.1 Purpose and Applicability

A. **Purpose.** The County is committed to working to protect the traditional quality of life and character of its residential neighborhoods. The County has concerns about permitted Short-Term Rentals resulting in increased traffic, noise, trash, parking needs, safety and possible adverse impacts and other undesirable changes to the nature of the County’s neighborhoods. Therefore, after providing many opportunities for public input and following careful study and consideration, County Council finds it appropriate and in the best interests of its residents, property owners, and visitors to regulate Short-Term Rental Properties (STRPs) within unincorporated Charleston County.

This Article sets out standards for establishing and operating Short-Term Rental Properties. These regulations are intended to provide for an efficient use of Dwellings as STRPs by:

1. Providing for an annual permitting process to regulate STRPs;
2. Balancing the interests of properties that are frequently used in whole or in part by Short-Term Rental Tenants;
3. Allowing homeowners to continue to utilize their residences in the manner permitted by this Ordinance for the Zoning District in which a particular Dwelling is located;
4. Providing alternative accommodation options for lodging in residential Dwelling Units; and
5. Complementing the accommodation options in environments that are desirable and suitable as a means for growing tourism.

B. **Applicability.**

1. **Short-Term Rental Types.** The following Short-Term Rentals shall be authorized pursuant to this Article:
   a. STRP, Limited Home Rental (LHR);
   b. STRP, Extended Home Rental (EHR); and
   c. STRP, Commercial Guest House (CGH).

2. **Applicable Zoning Districts.** STRPs shall be allowed within the Zoning Districts of this Ordinance in accordance with Table 6.1.1, **Use Table**, applicable Overlay **and Special Purpose** Zoning District Regulations, and as approved in Planned Development Zoning Districts. Planned Development Zoning Districts that do not specify STRPs as an allowed use must be amended to allow STRPs.

3. **Application.** Applications for STRPs shall be made in compliance with this Article.

4. **Variances.** Variances from the requirements of Sec. 6.8.3.A, **Use Limitations and Standards**, are prohibited.

C. **Registration.** All STRPs require a Zoning Permit and Business License, which must be renewed annually pursuant to this Article.

D. **Compliance with Other Regulations.** All STRPs, including Nonconforming Uses as allowed for in this Article, shall comply with all applicable local, state, and federal rules and regulations.

Sec. 6.8.2 Permitting Processes

A. **Zoning Permit Application.** No application for a STRP shall be accepted as complete unless it includes the required fee and the information listed below.

1. The name, address, email, and telephone number of all property owners of the Short-Term Rental Property (STRP).
2. Completed STRP application signed by all current property owner(s). For properties owned by corporations or partnerships, the applicant must submit a resolution of the corporation or partnership authorizing and granting the applicant signing and authority to act and conduct business on behalf of and bind the corporation or partnership.

3. Restricted Covenants Affidavit(s) signed by the applicant or current property owner(s) in compliance with state law.

4. Address and Property Identification Number of the property on which the STRP is located.

5. The type of STRP that is the subject of the application (LHR, EHR, or CGH);

6. Owner-Occupied STRP affidavit, as applicable;

7. The type of Dwelling(s) that is proposed to be used as a STRP including, but not limited to, Principal Dwelling Unit, 6.5.9, Single Family Detached, Duplex, Single Family Attached, Manufactured Housing Unit not located in a Manufactured Housing Park, Triplex, and/or Fourplex, and documentation of Zoning Permit and Building Permit approvals for the structures, as applicable. Tents, RVs, boats, sheds, garages, and similar structures shall not be used as STRPs; and

8. The maximum number of bedrooms available at the STRP.

B. Short-Term Rental Property Site Plan Review Categories. Notwithstanding the provisions of Art. 3.7, Site Plan Review, or this Ordinance, STRPs must complete Site Plan Review as prescribed in this Section based on the Permitting Process provided in Table 6.8.2 prior to obtaining a STRP Zoning Permit. The Building Inspection Services Department may require a building safety inspection and/or Building Permit as a condition of the STRP Site Plan Review approval.

1. STRP, Administrative Site Plan Review. Requires a Zoning Permit application, fee, aerial photographs, and photographs of the property. At the discretion of the Zoning and Planning Director, a site plan drawn to engineer’s scale depicting existing and proposed conditions, including required parking, shall be submitted, and site visits by Zoning and Planning Staff may be required.

2. STRP, Limited Site Plan Review. Requires a Limited Site Plan Review application and fee and must include a site plan drawn to engineer’s scale depicting existing and proposed conditions, including required parking.

3. STRP, Full Site Plan Review. Requires compliance with the requirements of Art. 3.7, Site Plan Review, of this Ordinance.

C. Special Exception. Notwithstanding the provisions of Art. 3.6, Special Exceptions, of this Ordinance, the following approval criteria shall apply to STRPs in place of those contained in Sec. 3.6.5 of this Ordinance if a Special Exception is required to obtain a STRP Zoning Permit based on the Permitting Process provided in Table 6.8.2 of this Article:

1. Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community; and

2. Adequate provision is made and/or exists for such items as: Setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed STRP use, such as noise, traffic congestion, trash, parking, and similar factors; and

3. Complies with all applicable rules, regulations, laws and standards of this Ordinance, including but not limited to any use conditions, zoning district standards, and applicable STRP Site Plan Review requirements of this Ordinance.

All other provisions and requirements of Art. 3.6, Special Exceptions, shall apply.

D. Zoning Permit Issuance and Business Licenses. After a STRP Application has been approved, a STRP Zoning Permit and a Business License must be obtained prior to a property owner offering, advertising, or providing Short-Term Rental Properties for lodging as provided for in this Article.
E. Annual Zoning Permit Renewal.

1. All STRP Zoning Permits must be renewed annually in compliance with this Article. An application for annual renewal of the Zoning Permit must include:
   a. The application fee;
   b. A notarized affidavit signed by the Property owner stating that the type of 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 most recently adopted version of this Article (form of Affidavit provided by the County); and
   c. Owner-Occupied STRP affidavit, as applicable.

2. The Zoning and Planning Director may request STRP records including days the STRP was rented, STRP advertising records, STRP rental income, and STRP rental receipts. The records shall be provided to the Zoning and Planning Director within 10 working days from the date requested; otherwise, the STRP Zoning Permit will be denied.

3. The applicant shall file an application for a new STRP Zoning Permit if the aforementioned requirements are not met.

4. If the Zoning and Planning Director determines that the STRP use is not consistent with the Special Exception approval that authorizes the use and/or Site Plan Review approval that authorizes the use, the applicant shall file an application for a new STRP Zoning Permit, including applicable Special Exception and/or Site Plan Review applications and fees, and all requirements in effect at the time of STRP Zoning Permit application submittal shall apply.

5. The owners of all registered STRPs must renew the Zoning Permit for the STRP use by December 31st of each year or their existing Zoning Permit will expire. The Zoning Permit for the STRP use will terminate on December 31st of each year regardless of whether or not the applicant receives notice from the Zoning and Planning Director.

Table 6.8.2, Permitting Process for STRPs [1] [2]

<table>
<thead>
<tr>
<th>Applicable Zoning Districts</th>
<th>Limited Home Rental (LHR) [1]</th>
<th>Extended Home Rental (EHR) [2]</th>
<th>Commercial Guest House (CGH) [1][2]</th>
</tr>
</thead>
<tbody>
<tr>
<td>RM, AG-15, AG-10, AG-8, AGR, RR, S-3, R-4, MHS, and UR (including Goat Island)</td>
<td>AG-8 [3], AGR [3], S-3, R-4, and MHS (including Goat Island)</td>
<td>RO, GO, NC, RC, and CC</td>
<td></td>
</tr>
<tr>
<td>Owner-Occupancy Requirements</td>
<td>Must comply with the Owner-Occupied Short-Term Rental Property definition contained in this Ordinance.</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Maximum Number of Days STRPs May be Rented (note: days apply per Lot and not per Dwelling)</td>
<td>72 days in the aggregate per calendar year</td>
<td>144 days in the aggregate per calendar year</td>
<td>No Limit</td>
</tr>
<tr>
<td>Zoning Review Type</td>
<td>STRP, Administrative Site Plan Review</td>
<td>STRP, Limited Site Plan Review, and Special Exception</td>
<td>STRP, Full Site Plan Review [2]</td>
</tr>
</tbody>
</table>

Table Notes:

1. The following shall apply to all STRP types:

   a. A STRP Zoning Permit is required and the STRP Zoning Permit Number for the current year must be visible on all advertisements. Zoning Permits must be renewed annually pursuant to this Article.

   b. A Business License is required and the Business License Number for the current year must be visible on all advertisements. Business Licenses must be renewed annually.
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<table>
<thead>
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<tbody>
<tr>
<td>c. Building safety inspection or Building Permit may be required, as determined by the Charleston County Building Inspection Services Department.</td>
<td></td>
</tr>
<tr>
<td>2. If a proposed STRP is located in an Office or Commercial Zoning District and contains a Residential use, STRP, Limited Site Plan Review shall apply instead of STRP, Full Site Plan Review.</td>
<td></td>
</tr>
<tr>
<td>3. EHRs shall be allowed in the AGR and AG-8 Zoning Districts subject to Special Exception approval if they are Bona Fide Agricultural Uses and the owner of record: (1) has designated the subject property as his/her legal voting address; or (2) has designated the subject property as the address on his/her driver’s license or other government issued identification.</td>
<td></td>
</tr>
<tr>
<td>4. See Art. 5.16, Natural Resource Management Special Purpose Zoning District, for short-term rental uses on Dewees Island.</td>
<td></td>
</tr>
</tbody>
</table>
Public Input - Proposed ZLDR Amendments for the Natural Resource Management District

July 16, 2024
Dewees Island Community Meeting Comment Summary
<table>
<thead>
<tr>
<th>Speaker's Name</th>
<th>Virtual/In-Person</th>
<th>Address</th>
<th>Summary of Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Richard DeMayo</td>
<td>In-Person</td>
<td>363 Pelican Flight Drive</td>
<td>He and his wife Claudia DeMayo purchased a lot on Dewees in 1997 and completed their house in 2001. Past president of the POA and past chair of the ERB. Currently on the Finance Committee and Claudia is on the Turtle Team and the Architectural Review Board. Having lived through short-term rentals (STRs) in the past, they are very opposed to STRs in the future. Dewees is a small barrier island with only 4 roads, no restaurants, no stores, and you have to arrive by boat. The island has its own sewer and water systems and STRs will hurt the fragile environment of the island. STRs will mean more people and higher usage of the island's facilities. The last experience with renting was bad and if STRs are enacted there is no way to enforce violation and there is no law enforcement on Dewees Island. In the past, the island received no income from STRs other than ferry fees. Whatever income is acquired from renters will not cover the additional expenses of utilities, usage, insurance and public safety. Asked the department to weigh the cost of a program that benefit owners who rent but not the entire island.</td>
</tr>
<tr>
<td>Alicia Reilly</td>
<td>In-Person</td>
<td>247 Old House Lane</td>
<td>Full-time resident with two children that attend Charleston County Public Schools and a POA member who has served two terms (six years). Opposed to the proposed STR amendments that would allow every existing and future Dewees Island home to rent for 56 days each year without limitation. With the existing 70 homes, with an average of four visitors in each house, there could potentially be 15,000 additional visitors to the island. Although the maximum number is unlikely, even half the potential number is 7,500 additional visitors to the island. There would be environmental effects due to the influx of people to the wildlife and vegetation that could impact the landscape and disrupt the privacy and enjoyment of the owners. The island thrives because of its privacy and natural beauty, and they can’t afford to risk that. Concerns regarding infrastructure, absence of local law enforcement, no plans for enforcement or monitoring of STRs, increase of trash and water issues, introduction of a transient population that will disrupt the community harmony, increase in noise, parking issues, and threat of speculative development. The proposed amendment contradicts their conservation easement and undermines the Department of Natural Resources (DNR) Mission to protect the island. She stated they have worked so hard to maintain the natural beauty of Dewees and cannot let uncontrolled short-term rentals undo that effort. Believes the proposed text amendment is not in the best interest of Dewees Island.</td>
</tr>
<tr>
<td>Granville R Fairchild (Reggie)</td>
<td>In-Person</td>
<td>243 Old House Lane</td>
<td>Does not care if there are STRs on the island or not, but has concerns about the cost on the island for unfunded mandates. If the county imposes some regime on the POA which does not have policing authority, how do they handle that? A big source of damage to the environment on the island comes from people who land boats on the beaches. In the last week, shoes, diapers, and grills have been taken off the beaches all from people coming over on the boats. Dewees should be closed to boats beaching on the Island between March 15th to October 15th like the Crab Bank is closed for those dates which is the key nesting time for birds on Crab Bank. Proper names such as the Huyler House are specifically referred to in the zoning document, however in the future there maybe other community buildings with different names; therefore, in the zoning documents it seems they should be referred to in general terms such as &quot;community building, Multi-Use Building, or the administrative building.&quot; Inquired about how to deal with changes to the document over time. The zoning document should allow for change over time.</td>
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*The link to the video of the meeting is: https://charlestoncounty-org.zoom.us/rec/share/IxYDy78y0lWT8cBsm35XxgWpNVXdE5CkMF9XznKXfwA6lxwsx-9tL-EVxuvOtR.ee57yEh4Xpm7T3Tb?startTime=1721164377000 Passcode: 6tZ@5wjr*
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<td>Brian Hann</td>
<td>In-Person</td>
<td>326 Pelican Flight Drive</td>
<td>Served as Chair on several boards and is now the president of the POA. Speaking as a member of the Association and not as a POA President, the text amendment allows for existing uses that were eliminated by a recent revision to the zoning code. These uses are essential to run what is effectively a small town. The text amendment provides a great compromise to the unlimited STRs allowed five years ago. Homeowners will have the ability to rent homes for a maximum of 56 days; it is consistent with plans put forth by previous POA boards and in line with the conservation easement held by DNR. Multiple community surveys have shown that members of the Association favor a limited and well-regulated short-term rental program. STRs will allow owners to offset costs and market the island to potential owners. The POA has a robust system of guidelines and rules that protect the delicate environment of the island. The POA has the has the ability to create and enforce more rules if needed. Urged the Planning Commission to pass this text amendment.</td>
</tr>
<tr>
<td>Carey Sullivan</td>
<td>In-Person</td>
<td>391 Pelican Flight Drive</td>
<td>Full-time resident. Purchased the most rented house on Dewees by volume and time. The way the text amendment is written it does not provide any structure. She thinks they are capable of coming up with a program that has structure, monitoring and enforcement, but not unlimited homes and 56 days (it is just not possible for the size of the land). Asked that the text amendment be changed to make STRs conditional. The condition should be that the POA has to come up with compromises, some rules, and regulations that they all can agree on. As the text amendment is currently written it is not possible for the island to accommodate. Asked for clarification on what no occupancy status means and why the rental of the Huyler House to only be advertised through the POA intranet site is being taken out. Section 4B needs to be included.</td>
</tr>
<tr>
<td>Thane Duncan</td>
<td>In-Person</td>
<td>250 Old House Lane</td>
<td>He and his wife Theresa live on the island slightly less than half the year. Purchased lot in 2006 and bought a house in 2011. Stated that self-rule is an important component of the island and many people want to be involved. Renting is a way in which people can visit the island. Surveys conducted shows that many on the island believe renting should be controlled. An analysis of ferry records show that only 10% of the people on the island were actually renters. There are just as many issues from people who are families of people who live on the island that don't pay money to get there as there are from people who pay money to get to the island and rent on the island. He does not rent but does not want to take the right away from neighbors and does not want to lose that right for himself. Serves on the utility board and they are addressing the impact additional people on the island might have, but the impact is true whether it's a family member or a renter. Believes the issues are solvable problems.</td>
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<td>Lorie Hammond Mahon</td>
<td>In-Person</td>
<td>367 Pelican Way Drive</td>
<td>The home on Dewees is her second home. First came to Dewees in 1997, when there were only three homes on the island and purchased a home in 2020 under the impression that she would be able to rent. Started the proceedings that led to some of the text amendments being presented and proposed some of the most restrictive STR language. Her aim was to bring control back to Dewees Island for the people who love the island. The amendments will give control back to the island so the POA and architectural board can add additional limits. Does not want Dewees to be a free for all but continue to be a place to become one with nature. People need to be educated about the island. There needs to be a happy medium and an education program created so people can learn to take care of the precious resources on the island. If you don't have the opportunity to visit how can you fall in love with Dewees like the current property owners. She is asking County Council to approve the STRs.</td>
</tr>
<tr>
<td>Esther Doyle</td>
<td>In-Person</td>
<td>293 Old House Lane</td>
<td>Relators can bring potential buyers over to the island. They have been fighting the want STR owners relentless drive to change the island's standards for too long and the island's covenants, DNR conservation easement and the island's master plan and design guidelines. She and her husband have been full-time residents of Dewees Island for twenty years. The desire to change Dewees into something it was never meant to be has been significant. The costs on home owners has been substantial in the form of legal fees, user fees, trash removals, maintenance, operation of ferries, and other utility craft. Additional concerns include: public safety, water and sewer usage, staff requirements and the impact on our facilities and ecosystem. To allow the renting that would compromise and jeopardize Dewees Island from financial and material benefits for a vocal few is wrong. Quoted the &quot;Impact Philosophy&quot; statements from the Dewees Island ARB and Environmental guidelines.</td>
</tr>
<tr>
<td>Chris John</td>
<td>In-Person</td>
<td>247 Pelican Flight Drive</td>
<td>Lives on the island with his wife Jill full-time for the past three years. Currently a member of the POA, ARB Member, former member of the Environmental Resource Board and Finance Committee. They purchased because of the environmental preservation. The island is backed by a conservation easement. A major factor in their decision was the island's support of the environmental mission by not allowing short-term rentals and the environmental impact it causes. Greatly concerned about the proposed STRs. Since the ordinance was passed, there have been 35% more houses sold than in the comparable period before and 40% of the homes on the island have been sold. Prior surveys were not formal or current and informal feedback has been more balanced. Some are saying support the amendments, so Dewees can have freedom to craft their own restrictive covenants, but this assumes that the community can reach consensus on the restrictions before irreversible damage is done by those who take the opportunity to rent without restrictions. Opposed to renting on the island and particularly the language put forward because it lacks restrictions, regulations, compensation to the island for additional expenses of the owners who wouldn't rent. Inquired how the County would be able to track when people rent outside of the process. Asked not to take Dewees from the most protected part of Charleston County to the least protected.</td>
</tr>
<tr>
<td>Jill John</td>
<td>In-Person</td>
<td>247 Pelican Flight Drive</td>
<td>Asked when making zoning changes what agencies are a part of the process.</td>
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</table>

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<td>Chris John</td>
<td>In-Person</td>
<td>247 Pelican Flight Drive</td>
<td>Clarified real estate numbers provided previously and offered to provide the data. Inquired about allowing resident and nonresidents (4 percenters/6 percenters) to rent their houses and asked if that was allowed anywhere else in Charleston County.</td>
</tr>
<tr>
<td>Susan Herdina</td>
<td>In-Person</td>
<td>214 Old House Lane</td>
<td>Wanted to clarify for the record a statement that DNR may have changed it position regarding STRs as a result of a July 14, 2022 resolution. Stated the DNR will speak for themselves but wanted the Planning Commission to know in addition to that resolution, there is another one from March 18, 2021 and there is also a letter from 2019 and never has the DNR in its resolutions, ever approved unregulated, unfettered short-term renting. Happy to provide documents for review to the county and/or Planning Commission.</td>
</tr>
<tr>
<td>Juli Fairchild</td>
<td>In-Person</td>
<td>243 Old House Lane</td>
<td>Asked if changes would be made to the proposed amendments in subsequent drafts. Wants Apiculture (Beekeeping) uses to be included as allowed uses.</td>
</tr>
<tr>
<td>Brian Hann</td>
<td>In-Person</td>
<td>326 Pelican Flight Drive</td>
<td>President of the POA. Read aloud the July 14, 2022 DNR resolution which clarifies the March 8, 2021 DNR resolution.</td>
</tr>
<tr>
<td>EFFERY HARRISON STALLING</td>
<td>Virtual</td>
<td>199 Lake Timicau Lane</td>
<td>He and his wife Sally have been homeowners on Dewees since October 2021 and they adamantly oppose the proposed changes to the text amendment regarding STRs. Fully support the current position held by Charleston County of banning STRs on Dewees Island. The primary reason for purchasing their home on the island was specifically due to the privacy and security it offered. The unnecessary risks and consequences associated with STRs include but are not limited to unwanted, unfamiliar and increased traffic on Dewees and exponentially raises opportunities for security and safety concerns and problems. His wife is disabled and his top priority. They fear the increased access from unknown non-residents, short-term renters will increase the probability that her and their personal safety and general welfare, as well as personal property will be an unmanageable exposure and threat. Does not want Charleston County to approve the changes or revise the language related to short-term renting on Dewees Island.</td>
</tr>
<tr>
<td>Brett Barker</td>
<td>Virtual</td>
<td>312 Pelican Flight Drive</td>
<td>Treasurer of the POA. For 30 years Dewees Island POA and citizens have made the island into the remarkable place that it is today. Some of the neighbors are counting on the county to force through things they want and take away the POA authority to govern the island. All POA members are elected and can be recalled at any time. The County should give authority back and this is the first step in giving Dewees Island the rightful self-governance that it deserves. No services are received from the county. Dewees Island provides their public safety, utilities, garbage, and transportation, etc. As a licensed real estate broker, he wanted to refute comments made previously in the meeting regarding properties sold/under contract on the island.</td>
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Passcode: 6tZ@5wjr*
# July 16, 2024 Dewees Island Community Meeting

## Summary of Comments

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<td>Steve Vienneau</td>
<td>Virtual</td>
<td>215 Pelican Flight Drive</td>
<td>He and his wife own two lots on Dewees and he is a Mechanical Contractor and Professional Engineer with expertise in water treatment plants. It is his firm belief that the infrastructure on Dewees Island was not designed for heavy public use. Original development was under strict parameters and limited in scope to protect the natural environment and no commercial enterprise were to be allowed. Dewees Island has limited infrastructure and no public services. Dewees Island was never intended to have heavy use and there is no public water, public sewer, law enforcement, emergency medical services, and very limited firefighting capabilities. The infrastructure is not set up for full public access. Allowing STRs is like changing the island's original development criteria. Does not see how they can manage influx of visitors.</td>
</tr>
<tr>
<td>Kimberly Vienneau</td>
<td>Virtual</td>
<td>219 Pelican Flight Drive</td>
<td>Purchased their two properties after the 2018 ordinance preventing STRs and it was a big deciding factor in there purchases. Quoted the 1975 Dewees Island agreement between owners and SCDNR that stated “no commercial activity of any nature shall be allowed on Dewees Island; however, minimum service and support activities and related facilities shall be allowed.” As a result, the septic drain field was designed for minimum use, not full public access. Septic leakage into the waterways and wells would cause catastrophic damage to the critical marine habitats and nurseries and pose serious risk to public health with the addition of multiple renters. Chances of the septic system failing would increase dramatically. Concerns expressed regarding the influx of visitors with no law enforcement. Referenced Dewees Island Agreement Covenants 10, 11, and 12 regarding activities detrimental to water, conservation of fish and wildlife and habitat preservation. STRs will negatively impact the island’s natural resources, marine, wildlife habitats, and limited infrastructure. The Dewees Island agreement was designed to ensure the conservation of the island. The owners and governing bodies remain legally bound by this agreement, and the proposed amendments and rezoning directly violate it.</td>
</tr>
<tr>
<td>Megan Rene</td>
<td>Virtual</td>
<td>260 Pelican Flight Drive</td>
<td>Asking County Council to approve the STR language, then the POA and owners can reflect on the documents, covenants, and other regulations and create its own bylaws and guidelines STRs.</td>
</tr>
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*The link to the video of the meeting is: https://charlestoncounty-org.zoom.us/rec/share/IxYDy78y0IWT8cBsm35XxgWpNVXdE5CkMF9XznKXfwA6lxwsx-9tIL-EVxuvOtR.ee57yEh4Xpm7T3Tb?startTime=1721164377000 Passcode: 6tZ@5wjr*
### July 16, 2024 Dewees Island Community Meeting

#### Summary of Comments

<table>
<thead>
<tr>
<th>Speaker's Name</th>
<th>Virtual/In-Person</th>
<th>Address</th>
<th>Summary of Comments</th>
</tr>
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<tbody>
<tr>
<td>Wendell Reilly</td>
<td>Virtual</td>
<td>103 Dewees Inlet Drive</td>
<td>His family has been a part of the Dewees Community for 20 years and their primary home is in Atlanta, GA. They have never rented their second home on Dewees Island, but recognize that STRs was a well-established practice on Dewees for over 25 years until 2018, when the ordinance was passed, effectively banning STRs on the island without notice or input from the island community. The resulting damage to the Dewees community, whether measured in terms of excessive legal fees, lower property values, lost friendships, or mistrust in island governance was made worse by the prohibition which served a narrow agenda of a vocal few who are against renting of any sort, but not the larger interest or consensus of the broader community. Accordingly, to every survey of the island taken in the last six years, a solid majority, usually around two-thirds of the community have consistently supported limited short-term renting on the island. The proposed limitation of 56 days per year is an appropriate nod to the conservation easement and most importantly, it is the result of considerable negotiation and compromise among responsible leadership. The limitation represents the most restrictive within the county and stated he is confident that a responsible STR program can be successfully adopted by Dewees Island that balances the interest of the community, the rights of the homeowners, and the protection of the natural resources. The proposed text amendment relating to the Huyler House to be removed is an improvement.</td>
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*The link to the video of the meeting is: [https://charlestoncounty-org.zoom.us/rec/share/ixYDy78y0lWT8cBsm35XxgWpNVXdE5CkMF9XznKXfwA6lwxsw-9tlL-EVxuvOtR.ee57yEh4Xpm7T3Tb?startTime=1721164377000](https://charlestoncounty-org.zoom.us/rec/share/ixYDy78y0lWT8cBsm35XxgWpNVXdE5CkMF9XznKXfwA6lwxsw-9tlL-EVxuvOtR.ee57yEh4Xpm7T3Tb?startTime=1721164377000)
Passcode: 6tZ@5wjr
Public Input - Proposed ZLDR Amendments for the Natural Resource Management District
<table>
<thead>
<tr>
<th>Name</th>
<th>Question</th>
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<tbody>
<tr>
<td>William Duncan-Resident</td>
<td>Who will be the administrator of this rental program??</td>
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<tr>
<td>Esther Doyle-Property Owner</td>
<td>Was the county approached by the entire Dewees POA board about STRs? Should this amendment pass, or any portion of it as rewritten, would it be policed by the County and by what means, what criteria? Is renting one’s dwelling considered income? If not, why not? Can the County fine those found to have been renting during the current ordinance be held accountable?</td>
</tr>
</tbody>
</table>
| Walter Taylor-Property Owner| 1...Has input on this matter been sought from SCDES and South Carolina DPH? If not, there needs to be input. Note: South Carolina Department of Health and Environmental Control (DHEC) will be reorganized into two separate agencies: the South Carolina Department of Environmental Services (SCDES) and the South Carolina Department of Public Health (DPH).  
2...Has input on this matter been sought from the South Carolina DNR (Department of Natural Resources)? If not, there needs to be input.  
3...How does Dewees Island Conservation easement factor into the decision?  
4...If approved, will Charleston County law enforcement, DNR, SCDES, and DPH significantly increase their presence and active oversight of Dewees Island? |
| Lisa Ward-Resident           | This issue of short term rentals was settled several years ago in accordance with Charleston county ordinance on STR’s and DNR covenants for our island- why is this issue being brought up again for an amendment? |
| Chris John-Resident          | Dewees Island is designated by SCDES as a “critical area”. State statute 48-39-30 requires (B) (1) “...due consideration for the environment...." and (5) (D) "Critical areas shall be used to provide the combination of uses which will insure the maximum benefit to the people, but not necessarily a combination of uses which will generate measurable maximum dollar benefits....". What is your plan for following these requirements?  
Is the outcome of this text amendment process pre-determined through a settlement agreement with the three plaintiffs attempting to change the zoning for at least 97 other properties? If not, why propose this text amendment now?  
Is Charleston County aware that Dewees Island has governing documents that must be changed prior to a text amendment being presented to the County?  
Is it accurate that this proposal would eliminate all restrictions on rentals of the Huyler House, effectively turning it into a hotel? What is the basis for this as it is community property and not private property?  
I hope that these and any other questions presented will be answered at the public meeting.  
Thank you. |
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<tr>
<td>Alicia Reilly-Resident</td>
<td>Is Charleston County trying to save money by settling the current lawsuit and if so has it considered the possibility of opening itself up to further litigation? Is this a settlement agreement from the lawsuit from community members who are suing the county about their civil rights being violated because they can’t rent their homes (because of the STR ORDINANCE)? A majority of the island does not feel the same as this small group. Will the county help dewees with trash? Water? The infrastructure is far too fragile to open up the island to this widespread rental policy. Will this text amendment settle the lawsuit the 3 owners of Dewees have currently against the county? If so, why is the majority of the island being ignored to what they prefer?</td>
</tr>
<tr>
<td>Judy Fairchild-Resident</td>
<td>Re STRs: How would this be accounted for and enforced through Charleston County? Through the permit system? Is there a system in place for addressing livability concerns that our residents have access to? Has the County spoken with SCDNR regarding our conservation easement? Would there be any limits on the 56 days in terms of number of houses renting at a time through Charleston, or are you expecting the island governance to set those guidelines, if applicable? What unpredictable costs might this place on the community?</td>
</tr>
<tr>
<td>James Doyle-Property Owner</td>
<td>Is this amendment allowing a separate dwelling on each lot and no homeowner presence required?</td>
</tr>
<tr>
<td>Lorie Hammond Mahon-Resident</td>
<td>How long does it take to pass proposed amendments?</td>
</tr>
<tr>
<td>J.R. Hendrix</td>
<td>How was our private property rezoned without the County following the proper due process and the required notifications, letters, rezoning hearings, etc. for the property owners?</td>
</tr>
<tr>
<td>Esther Doyle</td>
<td>Is this amendment allowing a separate dwelling on each lot and no homeowner presence required?</td>
</tr>
<tr>
<td>Lorie Hammond Mahon</td>
<td>How long does it take to pass proposed amendments?</td>
</tr>
<tr>
<td>Steve/Kimberly Vienneau</td>
<td>What percent of community support or opposition does the county go by when determining ordinance and zoning amendments? Is the county aware that the legal counsel for the Dewees POA strongly recommends that the island amends the governing covenants to specifically address and allow STR. To amend those covenants requires a 75% agreement of property owners. If all other unincorporated Charleston county areas that allow STR has a restriction forbidding non-residents (6% property tax owners) from STR, why is that not restricted on Dewees? Dewees is a small island with no police or emergency services and limited infrastructure limiting water usage, sewer and trash and the county has proposed amendments that are far less restrictive than other areas. Please explain the reasoning for this.</td>
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<tr>
<td>Name</td>
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<td>Shelley Cooper-Property Owner</td>
<td>This Text amendment proposed by Charleston County is a positive move for the future of Dewees for the following reasons: 1-This amendment creates a ceiling of allowable short term rentals on Dewees. 2-The Dewees community will now be in charge with the creation of policies and procedures corresponding to short term rentals. 3-All previous 'votes/surveys' of owners have demonstrated that the majority of owners support short term rentals on Dewees, so this decision by the county is consistent with the past 3 completed surveys of owner opinions and brings Charleston County zoning regulations in line with the majority opinion of the owners. 4-The amendment returns short term rentals to Dewees that had been in place for over 20 years and had been inappropriately taken away via a small group of residents using their political influence to orchestrate. Why is a limited short term rental program important for Dewees? 1-Many current and past owners exposure to Dewees came via their stays on the island via short term rentals, thus increasing the potential ownership base. 2-Social Media is an excellent marketing tool and renters posting '#Deweesisland' spreads the word. 3-As annual fees approach $50,000, the ownership market is expanded by having an additional source of income to pay the annual fees via rental income. 4-A rental program will boost the ability to sell a home and the value of real estate on Dewees. a- Sold oceanfront property on IOP have over a 60% higher value than sold property on Dewees. This is the inverse of the correct value relationship. 5-The ability to rent your home for 56 days a year does NOT increase the environmental impact on Dewees. Any owner or owners guest could use the existing home during this time. And, all existing policies and procedures must be followed by owners and guests. Thank you for Charleston County for addressing this misstep in their oversight of Dewees. I am in support of Dewees providing positive feedback to the county for addressing this regulation. Shelley Spooner Cooper Past President Dewees POA Lot 126</td>
</tr>
<tr>
<td>Mark Beischel-Resident</td>
<td>1. We are against short term rentals (STR) for the following reasons: - after 25 years on Isle of Palms, we finally left due to noise, crowds and crime caused by STR and day trippers. We moved to Dewees for the peace and quiet. We do not want a repeat of our IOP experience. - STR is directly opposite of our mission as an conservation easement. - Dewees infrastructure (parking, ferry, water, etc cannot handle the influx of people - We think that long term rentals and owner to owner rentals provide ample opportunity for owners to defray their costs An additional comment: Again, we oppose short term rentals on Dewees. We believe that property values will be higher, in the long run, without short term rentals. We have experienced this first hand in Florida, where our condo banned short term rentals: allowing only one year or more rentals. Mark &amp; Toni Beischel 275 Pelican Flight Dr Dewees Island</td>
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<tr>
<td>William Duncan-Resident</td>
<td>My wife and I support the opportunity for home owners on Dewees to be able to rent their homes, if they so chose. However, we also support a strong rental organization that supports our educational and environmental ethos.</td>
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| Walter Taylor-Property Owner | Opposition to Short Term Rentals (STRs) on Dewees Island AND any regulation / zoning that would allow such  
1...My relationship with Dewees Island:  
A...My wife and I have been a homeowner (second home) for 3 years  
B...I have been on the Dewees Utility Corporation for 2.5 years  
C...I am on my second year as DUC President  
2...Personally, we do not support having unconditional, unmanaged (by independent body), unregulated, and uncontrolled short term rentals (STRs) on Dewees Island or any change in regulation / zoning that would allow such.  
3...Water intrusion has significantly increased and is impacting water and sewer systems. STRs will put even greater stress on these two fragile systems  
4...Infrastructure is aging (to include water and sewer systems) and many components are well past useful life. Additional stress will increase disruptions.  
5...If approved,  
A...DHEC and DNR will need to increase monitoring (and possibly increased testing & reporting with DHEC)  
B...An administration (DI staff) fee should be part of every STR charge (additional administration will be required)  
C...A public safety fee should be part of every STR charge (additional public safety capacity will be required)  
D...An infrastructure fee should be part of every STR charge to cover (at a minimum) additional stress, wear, and mitigation actions with ferry, water system, sewer system, garbage collection / removal, pool, and roads  
E...Any approval should have an expiration date that triggers a re-evaluation (that includes DNR and DHEC), analysis of STR impact data, identification of unintended consequences, and re-approval (based on data collected from a formal, managed, regulated, & controlled STR program)  
6...Personally, I believe the best course of action is not to allow STRs on Dewees Island. Dewees Island does not have the ability to manage, regulate, control, and fund the additional requirements (costs) of a STR program. |
<p>| Walter Taylor, Lot 23, Dewees Island |</p>
<table>
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<tr>
<th>James Herndon-Resident</th>
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| I live on and own property on Dewees Island. The following are my comments:  
Amendments draft appears to be a gross and unwarranted power grab, specifically an over-reach of authority without understanding and/or acknowledging the implications to other Charleston County Departments and services, such as the necessity for an on-site police department, or the need for a bridge connector.  
Amendments draft appears to be an attempt to convert a natural resource, residential island into a commercial entity to extend Charleston County’s tourist industry by converting the Huyler House to a public access hotel, by allowing commercial businesses, and by permitting short term rentals. Will residents be expected to pay for service upgrades? If so, would that not be taxation without representation?  
Charleston County has a fine set of rules pertaining to short-term rentals, which rental property owners on Dewees Island may find extremely difficult to implement and expensive, such as contracting for parking on the Isle of Palms, which has its own parking-space shortage and issues.  
During summer months, the weekly population of Dewees Island burgeons. As a resident, I can only wonder: Are all these visitors simply family members or is some ‘under-the-table’ short-term rental activity ongoing despite its prohibition? If so, what would stop this alleged activity even if short term rentals were to be permitted with all of their associated Charleston County regulations?  
James Marvin Herndon, Ph.D.  
Full-time resident and property owner |

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<thead>
<tr>
<th>Pam Duncan-Resident</th>
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<td>I strongly believe that homeowners on Dewees Island should have the right to rent their property for short term rentals. Many folks have stated that the impact of these renters on the island would be detrimental to the fragile ecosystem. How are renters’ impact any different than owners allowing family members and friends to use their homes? It was stated that during the July 4th holiday this year the island was inundated with visitors who used too many carts, didn’t follow the island rules and exhausted the ferry staff. These visitors were mostly friends and family of homeowners and long-term rentals. There were no short-term rentals.</td>
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<td><strong>Pam Duncan-Resident</strong></td>
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<tr>
<td><strong>Melissa Henshaw-Resident</strong></td>
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<tr>
<td><strong>Alicia Reilly-Resident</strong></td>
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<tr>
<td><strong>Judy Fairchild-Resident</strong></td>
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<tr>
<td>Name</td>
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<tr>
<td>Carey Sullivan-Resident</td>
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<tr>
<td>Jane Pasquini-Property Owner</td>
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<td>Ashley Capps-Property Owner</td>
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<tr>
<td>Jackson Coker-Property Owner</td>
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<tr>
<td>James Doyle-Property Owner</td>
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To whom it may concern:

We have a lot on Dewees Island since 1999 and have enjoyed home ownership there since 2005. One of the reasons we built on Dewees is to be able to enjoy a place that limited impact on the environment and nurtured its natural habitat. The restrictive covenants defined by the SCDNR were well established and we all bought property knowing these would help keep Dewees Island a community dedicated to environmental preservation. Dewees has always been a private island dedicated to protecting this unique environment.

There were few, if any, renters when we first built on Dewees; as it has become more popular realtors sold lots and homes with little regard to the covenants. The impact has put pressure on our community to subsidize the costs of public safety, trash removal, water and sewer for large crowds and ferry costs, not to mention the wear and tear of community spaces and docks. There is no regulation of the renters by the POA. Inadequate infrastructure and transportation system is pushed to the limits by short term rentals and leads to substantially higher fees for all property owners.

The passing of this amendment will have a devastating impact on the environment of one of the few barrier islands trying to protect their land, marsh, beach and ecosystem. Please help us to remain stewards of our enchanting island.

Thank you for your consideration,

Lisa and Scott Ward
258 Old House Lane
Dewees Island S.C. 29451

Lisa Ward-Resident

To whom it may concern:

I am writing to ask you to oppose the changes to the short term rental agreement set forth by our original covenants with the DNR. We bought property and built a home on Dewees specifically because the concept was so different from other islands. The dedication to environmental preservation and restriction of commercial activity makes it an enchanting place to live. Indeed, the editorial in the Post & Courier today even highlights the rarity of such a treasure. Please do not allow those who want to make Dewees like all other islands, take away the heavenly nature of our little island.

Very truly yours,
Lisa Ward

Scott Ward

Please do not allow short term rental of homes on Dewees Island. Commercial operations are strictly prohibited on Dewees Island as defined in the 1975

Melissa Henshaw-Resident

I am a homeowner on Dewees Island, and I support the proposed amendments under consideration, including the allowance of short term rentals. Thank you,
Melissa Henshaw
374 Pelican Flight Drive

Jim Henshaw-Resident

I am a homeowner on Dewees Island, and I support the text amendments regarding short term rentals. Looking forward to a quick resolution.
Regards,
Jim Henshaw
374 Pelican Flight Drive (Lot 55)
| Richard De Mayo-Property Owner | Dear Planning Commission Members,  
|                              | I am writing concerning the proposed text amendment regarding Dewees Island, specifically the Huyler House. The proposal strikes existing the existing text at 4(a) which states “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).” Striking this provision would directly contradict and eliminates two provisions of the 1976 Dewees Island Land Plan, amended January 20, 1992. Paragraph B(1) p.6 of that document states “There will be a small lodge for guests of property owners only.” Further, under Residential Requirements, p.14 states “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.” Please withdraw this specific part of the text amendment relating to the Huyler House as it contradicts one of our founding documents.  
|                              | Richard de Mayo, Lot 31 |
| Marjorie Katzka-Property Owner | We are owners of Lot 33 and we would like to go on record as opposing the above text amendment as written regarding the Short Term Rental provision.  
|                              | Thank you.  
|                              | Marjorie Katzka  
|                              | David Katzka  
<p>|                              | Lot 33 Dewees Island |
| Granville R Fairchild-Resident | This seems like a potentially huge change for our community. A few years ago, the county took away a whole bunch of rights by moving Dewees into a column in the zoning table that doesn’t easily apply to Dewees. That was done with no notice to anyone on Dewees. On July 6, I received a letter dated July 3 notifying me of this meeting. That’s just 10 days notice to try to understand very complex and far-reaching zoning changes. So while I appreciate that the County is seeking input this time around, I also think we need more time to consider what’s best for Dewees. Here are three changes that I’d like to see now: 1. We know that some of the very worst behavior and biggest threats to the natural environment come from boaters landing on the beach and partying during shorebird nesting season. Because Dewees isn’t a municipality, it doesn’t have policing power. So there’s very little we can do to stop unwanted behavior. The County should prohibit boats from landing on the island during nesting season – that’s from March 15 thru October 15. That would go a long way towards protecting what the County calls a national resources management area. 2. We currently have a community pool, tennis court, beach access paths, marsh-side docks, and 4 rental suites. Zoning should allow for them. 3. My third item is more technical. Don’t use proper names for buildings, such as “Huyler House” and “Landings Building” instead use community building and multipurpose building. In 100 years, the Huyler House might be replaced by a new community building with a different name. We should be allowed additional time to see what else should be included in the zoning for the island. |
| Anne Anderson-Resident | I am confident that the proposed Text Amendments for Dewees Island as described herein, provides our community with a reasonable framework for providing short term rentals that fit within the environment ethos of our island. STR rentals. |</p>
<table>
<thead>
<tr>
<th>Name</th>
<th>Comments</th>
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<tbody>
<tr>
<td>Anne Anderson-Resident</td>
<td>Commissioners, Members of the Zoning &amp; Planning Board, Mr. Joel Evan and Staff. I appreciate the inclusive process that the County of Charleston utilizes when implementing policy changes within Zoning policies. I attended the meeting on July 16th by ZOOM and compliment the organized, courteous management of the meeting. You listened to community input and made positive changes as suggested. My husband, Jim, and I have been full time residents of Dewees Island since 2002. Both of us have been fully involved in the community, serving on many committees, boards and each has taken a turn as President of the POA Board. From the beginning Dewees owners have been, as they are now, guided by our commitment to the natural environment and maintaining an ethos of protection toward our island and its policies. I particularly wish to speak for the majority of owners who believe that a modicum of rental is a healthy benefit to Dewees. We have watched the rental market bring new owners to the island; owners who have experienced the uniqueness and wish to become part of that culture. I am confident in saying that at this point in time, no one on the island wishes to have unrestricted rentals. In fact, the Board and community had already discussed a rental management plan similar to the new proposed Text Amendment. Environmental impact was considered in all of the plans. Very few owners have any interest in opening their homes to the rental market. Based on the number of owners who did rent before 2018, and recognizing that ownership turnover has replaced some past rental houses with full time families or non-renting homes by choice. Today, very owners show any interest in renting, regardless of the alarmist numbers that were expressed during the last meeting. There is a small contingent of owners who sincerely wish for Dewees Island to disallow all renting, other than owner to owner. You certainly heard from that contingent on July 16th and have read it again this morning. I am writing to assure you that our community can and will work comfortably together within the very reasonable guidelines described in the Revised RN zoning applicable to Dewees. Most sincerely, Anne and Jim Anderson</td>
</tr>
<tr>
<td>Lorie Hammond Mahon-Resident</td>
<td>I agree with the proposed amendments and feel with adequate oversight and education by the Dewees Island Board that short term rentals will be a benefit to everyone including the environment of the island.</td>
</tr>
<tr>
<td>Molly Hendrix-Property Owner</td>
<td>I believe that STRs should continue to be legal on Dewees Island. I believe that this right will allow future lot and homeowners the opportunity to experience Dewees before purchasing, and may even be a selling point for certain potential buyers.</td>
</tr>
<tr>
<td>Nicholas Hammond</td>
<td>I am all for short term rentals being allowed on Dewees Island. I feel that there should be limits placed on the amount of time each year a house may be rented out so the environment is protected. But I feel allowing people to discover and enjoy Dewees will ultimately help protect it and its resources.</td>
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<tr>
<td>Nicole (voice comment)</td>
<td>Hi, my name is Nicole and I was just calling to say that I am absolutely 100% for short-term rentals on Dewees Island. Thank you</td>
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<tr>
<td>Lester Mahan (voice comment)</td>
<td>My name is Lester Mahan and I am for short term rentals on Dewees Island.</td>
</tr>
<tr>
<td>Nicholas Mahan (voice comment)</td>
<td>My name is Nicholas Mahan and I am for short term rentals on Dewees Island.</td>
</tr>
<tr>
<td>Jay Law</td>
<td>Hi!! I would like to express my support to allow short-term rentals on Dewees. This island has so much to offer the public and is a place everyone should have the opportunity to explore. Please support short-term rentals on Dewees. Jay Law, MBA, LMC, RENE, Realtor, Broker-In-Charge</td>
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<tr>
<td>Tim Ingersoll - Property Owner</td>
<td>I am currently building a residence on Dewees. It is my belief that the county should return the regulatory authority back to the island owners and let them choose their own uses and regulations within the framework of existing governing documents. Thank you. Tim Ingersoll, 223 Lake Timicau, Dewees Island</td>
</tr>
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</table>
| Lesa Kastler - Property Owner | Members of the Charleston County Zoning and Planning Department,  

Thank you for the opportunity to provide comments.  
My husband and I purchased a home on Dewees Island in the Spring of 2011 having visited with a realtor and fallen in love with the quintessential Lowcountry land.  
We believe moving toward widespread STR is the wrong direction as it imposes strain on our resources with no compensation to the island; extra costs are put upon the island owners. There is a challenge to educate those renting about the unique environment that we care for.  
Please consider the following from our Architectural and Environmental Guidelines' Impact Philosophy:  
*The philosophy of development at Dewees Island is to limit impact on your neighbor and the native environment and natural character of the island, and for the presence of man to have a positive impact on the environment and ecosystem now, and in the future. This is reflected in the Design Guidelines, the Master Plan and the Island Covenants. The Master Plan is more than just a statement of desires; it is a legal document – a commitment by Dewees Island to the state.*  
We are committed to preserving and conserving our barrier island ecosystems, fostering community stewardship, and balancing human use and habitation. If Charleston County were to change the rules regarding STRs, it will fall to the Board to ensure that the additional influx of people from rentals will not negatively impact our fragile ecosystem. This would include direct ecosystem impacts (such as overfishing) as well as indirect consequences (infrastructure wear and garbage/recycling and additional financial burdens).  
In conclusion, these words also come from our Architectural and Environmental Guidelines:  
*It does not take much of a disturbance to have a negative impact on the fragility of our unique landscape of dunes, salt marshes, and maritime forests. People, development, and pollutants can quickly take their toll. It is the Dewees owners who have the greatest bearing on the success of Dewees Island as an environmental sanctuary. Commitment to preserving the natural landscape, ecosystems, and character of the Island is key.*  
Sincerely,  

Lesa and Bill Kastler  
*Lesa Kastler*  
864.363.6360 -- mobile  
lkastler@gmail.com  

| Marilyn Welch (voice comment) | Hello, my name is Marilyn Welch and I am four short term rentals under Dewees Island. Thank you. Bye.  

| Kendall John | As a former resident of the island, a relative of property owners, and as someone who will have to deal with the consequences of climate change for the next several decades, I have concerns about the potential return to short term rentals on Dewees Island and the effects that it will have on the rest of Charleston County.  

The health and longevity of the island will be threatened by further development, traffic, strain on resources, and interferences with natural habitats. Furthermore, the risk of flooding that is the inevitable result of developing on coastal areas threatens not only the island, but the rest of the county as Dewees is a barrier island.  

As you know, the island was placed in a conservation easement in 1975 in order to protect the environment and its wildlife. Should short term rental be in place, how will the County uphold the 1977 Coastal Tidelands and Wetlands Act in protecting this fragile eco system and its endangered species? How will the County’s decision work in compliance with the Charleston County Climate Action Plan and the Regional Hazard Mitigation Plan?  
Regards,  
Kendall John |
| Jennifer O'Brien | Dear Charleston County Officials,
| | As the real estate agent for many of the property owners, I have witnessed firsthand the negative impact of the current regulations on short-term rentals on Dewees Island. The restriction has significantly affected property values, leading to a continuous decline. I receive daily phone calls from prospective buyers who ultimately choose other locations due to this restriction. Landowners on Dewees Island are suffering greatly, with many forced to lower their property prices to the point of having practically no value. This situation has created a severe financial burden for the islanders, undermining the economic health of our community. The county should allow Dewees Island to establish its own short-term rental regulations, as other municipalities do. 56 nights is too short of a time for short term rentals, however it’s a small step in the right direction and I'm in full support. Thank you for your attention to this critical matter.
| Jennifer O’Brien  
Dunes Properties of Charleston, inc.  
(610) 283-0867  
jobrien@dunesproperties.com |

| Dale Taylor - Property Owner | To the Charleston County Planning Commission:
<p>| | I have been a homeowner on Dewees Island for 3 years. When we purchased our home, short term rentals were not allowed on our small island. Dewees Island has a conservation easement on the island that protects the sensitive nature on the island from development and overuse. We purchased property there because we valued that relationship and protection. We also share a boardwalk with a very close neighbor who just recently purchased the home from our existing neighbor. So any new allowance for short-term rentals would have a large impact on how we are able to enjoy our property should he decide to take advantage of new zoning allowances for short-term rentals. Dewees is a very close-knit community where noise, unruly behavior, damage to the island infrastructure or the natural environment would have significant impact. We also have very limited staffing and budget to remedy additional wear and tear on our island, and we have no law enforcement capability on our island should there be a dangerous situation. Our Property Owners Association has made it very clear in the past that they are unwilling to regulate short term rentals and have presented no plan to Charleston County or the property owners of how that would be done. We as property owners have been given no vote on this issue. We do not currently have the staffing or agreements in place to regulate short term rentals, and I have no confidence that our current POA is willing to do so. They want to have short term rentals completely unregulated with no compensation to the island for any wear and tear on our ferry system, water and sewer system and trash as well as damage to our natural environment. We do not have law enforcement on the island should a situation arise that we as a property owner need help from an outsider renting on the island. This is completely unfair and unjust to current property owners and is not in keeping with how Charleston County currently views the importance of regulating short-term rentals. I ask that you deny any zoning change that will allow short-term rentals on Dewees Island. Respectfully submitted, Dale Taylor Lot 23 owner |</p>
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<th>Name</th>
<th>Comment</th>
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| Peter & Marion Cotton | To the Planning Commission  
Thank you for asking for comments on the proposed text amendment for Dewees Island.  
Marion and I built our house in 2000 and it has been our primary home for 15 years. I have served on almost all the Boards and committees over the years.  
We strongly support the proposed text which clarifies some loose points and would confirm our authority to manage our affairs, including short term rental (STR).  
I was President of the POA Board 4 years ago when limited STR was being discussed with SC DNR. Our survey of owners showed the vast majority to be in favor. We drafted parameters for an STR program. This included the proposed 56 day maximum (which makes it impractical for anyone to “buy to rent”), limited number of homes, limited numbers of occupants, limited advertising, a vigorous education and enforcement program and an impact fee to the island. I have no doubt that we can refine and institute a similar program and continue our decades-long commitment to conserve this amazing place.  
Clearly, we will need to establish that most owners are still in favor. A few want to have a private island, but I don’t think that is viable in the long term. The current lack of STR is a major brake on the property market. We will get more like-minded owners if they can “test out” the community and are able to defray some of the significant (and increasing) costs.  
The argument raised against STR is that it would damage the delicate eco-system of the island. It has not done so (despite a few strident claims to the contrary) in the decades during which STR had been routine since the island was developed. Never were more than 15% of homes being rented in a year.  
Thanks again for initiating this process.  
Peter and Marion Cotton  
423 Pelican Flight Drive, Dewees Island, SC 29451 |
| David & Scottie Hoffman | To whom it may concern:  
We are both in support of the text amendment reinstating the primary uses that were omitted when the zoning was changed from NRM to NR.  
As far as the STR issue, we are in favor of a limited and monitored STR program. In our 10 years on the island, the only disturbances, rule breaking, and bad behavior that we have witnessed were done by family members and guests of owners. For that reason, we feel that a limited and monitored STR program would do no harm to the conservation and environmental ethos of Dewees Island.  
We are in hope that the County would grant Dewees Island the autonomy to manage its own STR regulations, which we believe would benefit the community as a whole.  
Sincerely,  
David and Scottie Hoffman  
Lot 78, Dewees Island  
aphoffman@comcast.net |
| Megan Rene | I agree with the proposed amendments for strs on DI. |
| Anna Lee | I am for short term rentals on Dewees Island |
| Tracie | I would like to state I am FOR short term rentals on Dewees Island. |
| Joshua Farmer | I oppose the portion of the proposed zoning amendments that would allow short term rentals |
| Caroline Brown | I largely agree with the proposed amendments. As a private island, Dewees should have the flexibility to self-govern and determine policies appropriate for the community. We also need to be allowed to have fire, major utility, nature center, agriculture, etc. |
| Dewees 2019 LLC | Dear Charleston County Officials,  
I am writing to express my concerns regarding the current regulations on short-term rentals on Dewees Island. It is highly unorthodox that the county does not allow Dewees Island to establish its own regulations, as is permitted for other municipalities. These county-imposed restrictions have significantly stifled property values and hindered our ability to sell properties effectively.  
While I believe that the proposed allowance of only 56 nights for short-term rentals is insufficient, I am willing to accept this small concession. I urge the county to reconsider its stance and grant Dewees Island the autonomy to manage its own short-term rental regulations, thereby fostering a healthier real estate market and benefiting the community as a whole.  
Thank you for your attention to this matter.  
Sincerely,  
Dewees 2019 LLC |
|---|---|
| Michael Upchurch | We do not oppose short term rentals on Dewees Island but see complications that will have to be addressed by additional fees imposed on those who do rent their houses. This is an issue for Dewees Island to deal with, not the county. Dewees Island should have the autonomy to manage its own regulations.  
If an "environmental fee" is imposed per day of rental by non-property owners to cover the island infrastructure costs then there does not need to be a 56 night restriction on rentals. This "environmental fee" should reduce the current annual fees imposed on all property owners, as those costs are spread amongst a larger pool. The additional revenue could move the island to a more sustainable ferry system with less pollution, along with solar power generation to meet the administrative needs of the island. Dewees Island could become a more environmental and sustainable destination. Perhaps the POA manages the rental process as part of the "environmental fee" in order to make sure standards and rules are properly enforced. This is the path forward to a more equitable relationship between homeowners and a healthier real estate market.  
Sincerely,  
Mike and Molly Upchurch  
Lot DI-9 |
| Emily Ockerman | Keep dewees just residential! Protect the nature!! |
| Natalia Sterling | I oppose unregulated short term rentals on Dewees Island. As someone who has visited friends who live on the island and experienced its beautiful and diverse ecosystem, it would be a disgrace to the community, wildlife, and beauty of the island to allow short term renters who do not respect the scenery. |
| John Colbert | I believe that the proposed legislation would be harmful to the wildlife and ecosystem of Deweed island, as well as the community that already exists there. I do not believe more opportunities for vacation rentals are necessary in the Charleston area, and sacrificing what exists on Dewees now for the sake of that would be a huge mistake. |
| Micah Humphries | Keep Dewees Island safe! Renting vacation space on the island will be detrimental to its fragile ecosystem. Please do not allow this to happen. Thank you. |
| Rebecca & David Eggers | We have owned a home on Dewees Island twenty years. We lived through the period when extensive rentals were allowed. I served on the Stewardship Committee at that time, and there were constant complaints about the exponential amount of trash generated by these very brief visitors to our island. They truly did not know about the ethos of environmentalism that was a guiding principle of the early owners and developers of the island. Would future renters be any different, know that we brake for all animals, even land tortoises, haze coyotes while respecting their right to live on Dewees, or keep their dogs or themselves from nesting shore birds? We live part-time on Dewees, but have been faithful stewards of an ecosystem and community we love and want to sustain. Thank you, Rebecca and David Eggers  
306 Pelican Flight Drive  
Dewees Island |
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<th>Name</th>
<th>Text</th>
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<td>Jordan Flynn</td>
<td>Dear Charleston County Planning Commission: I am writing to express my opposition to the proposed Charleston County Zoning Text Amendment for Dewees Island. There are very few, if any, fully protected barrier islands left in the Lowcountry, and I would like to see Dewees Island continue to be an example of conservation. It is my opinion that this Text Amendment puts the island’s original conservation values in jeopardy. Further, commercial activity and more visitors using Short-Term Rentals will put unsustainable pressure on the delicate infrastructure and environment of the island, which will be to the detriment of future generations. I urge the County Board to vote against the proposed Text Amendment to protect Dewees Island. Sincerely, Jordan Flynn</td>
</tr>
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| Lee Miller      | (voice comment) This is Lee Miller. I am a property owner on Dewees Island and I wanted to register opposition to short term rentals on the island and the text amendment to Charleston County or the Charleston County Ordinance, SDR Ordinance ZLDR am opposed to short-term renting on the island. I have been an owner for 24 years and would appreciate this being recorded. Thank you.  

To Whom It May Concern: My family has owned property on Dewees for twenty years and has a quarter ownership in a second lot. We bought our property and built our home with the understanding that the island was a nature conservancy and that there was an agreement with the DNR that the island would have a limited number of houses, that there would be no commercial activity and that there would be a community of like-minded people, working together to live in harmony with native flora and fauna. We are deeply concerned about the impact of renters on our island environment and infrastructure. Renters are not, in general, familiar with island guidelines for fishing and harvesting shellfish and ignore restrictions that protect wildlife, plant and animal habitats. WE STRONGLY OPPOSE SHORT TERM RENTALS ON DEWEES ISLAND AND THE ZDLR TEXT AMENDMENT TO THE CHARLESTON COUNTY ORDINANCE. I would be more than happy to discuss this issue with anyone on the council. I have a long-term understanding of Dewees Island and its development. I have served on the Environmental Resource Board currently and have served on the POA and the ERB in the past. Lee Miller (Mrs. Patrick H. Miller, Jr.) 404 273 9090 l.miller@mindspring.com |
<p>| Patrick Miller  | (voice comment) Hello, this is Patrick Miller. I am a Dewees Island resident and owner. I'm not a full-time resident, but I am an an owner and I would like to voice my opposition to the short term rental situation that is up for whatever kind of adjudication. I purchased the land more than, more than a while ago, and my family also has, and on the island, I'm sure they've already called and up their message, but we all, we all purchased it with the understanding that we would not have short term rentals available as an option on the island. And now that that's up for debate, just wanted to voice my opposition and I appreciate your time. Thanks. |
| Rick Miller     | (voice comment) Yes, Rick Miller. I oppose the text amendment to the short term rental ordinance proposed by Dewees Island. Thank you. |
| Macon Richardson| I am an owner of Lot 11 on Dewees Island writing to express my extreme disapproval of the proposed rental situation. To allow renters on our island undermines our mission and everything we as members of this unique community have committed to uphold. We purchased our lot on Dewees Island 20 years ago specifically because of Dewees’ commitment to co-existing in harmony with the environment. No renters were allowed but for people who were considering purchasing a lot on the island. We value the fact that Dewees does not have nor will ever have any commercial enterprises. We value the stability and support of living in a community that is composed of owners rather than renters. We value that our island is a nature conservancy and is connected with DNR and that we strive constantly to protect the environment. The presence of renters disrupts these efforts and the special dynamic that exists among our residents/property owners. Renters are unfortunately but ultimately destructive because they have not been educated in the ways of Dewees residents and as to our goals. They have not committed to our ideals and have not worked to establish or maintain them. Whether intentional or not, their actions are most often a detriment to what we have attempted to create in Dewees Island. Many beach rental opportunities exist up and down the South Carolina coast, and we would encourage renters to avail themselves of such communities that are more compatible with their purposes and activities. To reiterate, I vote against any allowance of rentals on our island. Please do not hesitate to contact me for further explanation. Macon Richardson (202) 577-4620 |</p>
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<td>Diane Reynolds</td>
<td>Hello, I am in support of the text amendment to the STR on DeWees Island. Thank you so much. Diane Reynolds Home owner (frequent use, not full time resident)</td>
</tr>
<tr>
<td>Hanna McKee</td>
<td>Dear Charleston County Planning Commission, I am writing to you in opposition to the proposed amendments to the Zoning and Land Development Regulations Ordinance, which would allow for increased commercial activity on Dewees Island through the deregulation of short term renting. I believe that these amendments not only contradict the conservation easement in place to protect Dewees Island, but will have an irreversible, negative impact on the island’s natural environment, residents, and staff. If these amendments pass, Dewees Island will experience a yearly population and traffic increase on its fragile beaches and conservation areas. This will adversely affect wildlife behavior and habitats, including the endangered Loggerhead Sea Turtle and Piping Plover, as well as damage native plant species. The island’s infrastructure, including water, sewage, and transportation, is already facing challenges in supporting the current population which will face significant further damage. This not only puts the livelihoods of residents at risk, but also the protected wildlife, as the invasive processes needed to repair the water and sewage systems in the case of a collapse would be extremely damaging to the island’s ecosystems. Additionally, without any restrictions or regulations, these amendments would allow for structures solely intended to be used as rental units to be constructed on the island. There is no way of assuring that those who construct and own these rental units will value or share in the Dewees Island community mission to “marry residential life with the protection of habitats, while providing a way to help nature thrive”. I urge the Charleston County Zoning and Planning Commission to consider how the proposed amendments to the Zoning and Land Development Regulations Ordinance not only deeply contradict the conservation easement that protects Dewees Island, but also deeply contradicts the mission upon which this community was founded. The Charleston County Zoning and Planning Commission has a critical opportunity to be an active participant in preserving an ecologically significant and fragile island for future generations to learn from and enjoy. While I do not live on Dewees Island, I was privileged enough to visit with someone who does and was amazed at its untouched natural beauty. I implore you to take this opportunity. Sincerely, Hanna McKee</td>
</tr>
<tr>
<td>Laighton Cain</td>
<td>Dear Charleston County Planning Commission, I am writing to you in opposition to the proposed amendments to the Zoning and Land Development Regulations Ordinance, which would allow for increased commercial activity on Dewees Island through the deregulation of short term renting. I believe that these amendments not only contradict the conservation easement in place to protect Dewees Island, but will have an irreversible, negative impact on the island’s natural environment, residents, and staff. If these amendments pass, Dewees Island will experience a yearly population and traffic increase on its fragile beaches and conservation areas. This will adversely affect wildlife behavior and habitats, including the endangered Loggerhead Sea Turtle and Piping Plover, as well as damage native plant species. The island’s infrastructure, including water, sewage, and transportation, is already facing challenges in supporting the current population which will face significant further damage. This not only puts the livelihoods of residents at risk, but also the protected wildlife, as the invasive processes needed to repair the water and sewage systems in the case of a collapse would be extremely damaging to the island’s ecosystems. Additionally, without any restrictions or regulations, these amendments would allow for structures solely intended to be used as rental units to be constructed on the island. There is no way of assuring that those who construct and own these rental units will value or share in the Dewees Island community mission to “marry residential life with the protection of habitats, while providing a way to help nature thrive”. I urge the Charleston County Zoning and Planning Commission to consider how the proposed amendments to the Zoning and Land Development Regulations Ordinance not only deeply contradict the conservation easement that protects Dewees Island, but also deeply contradicts the mission upon which this community was founded. The Charleston County Zoning and Planning Commission has a critical opportunity to be an active participant in preserving an ecologically significant and fragile island for future generations to learn from and enjoy. I implore you to take this opportunity. Sincerely, Laighton Cain of Charleston, SC</td>
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<td>Name</td>
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<td>Kaitbeth Blalock</td>
<td>Dear Charleston County Planning Commission, I am writing to you in opposition to the proposed amendments to the Zoning and Land Development Regulations Ordinance, which would allow for increased commercial activity on Dewees Island through the deregulation of short term renting. I believe that these amendments not only contradict the conservation easement in place to protect Dewees Island, but will have an irreversible, negative impact on the island’s natural environment, residents, and staff. If these amendments pass, Dewees Island will experience a yearly population and traffic increase on its fragile beaches and conservation areas. This will adversely affect wildlife behavior and habitats, including the endangered Loggerhead Sea Turtle and Piping Plover, as well as damage native plant species. The island’s infrastructure, including water, sewage, and transportation, that is already facing challenges in supporting the current population will face significant further damage. This not only puts the livelihoods of residents at risk, but also the protected wildlife, as the invasive processes needed to repair the water and sewage systems in the case of a collapse would be extremely damaging to the island’s ecosystems. Additionally, without any restrictions or regulations, these amendments would allow for structures solely intended to be used as rental units to be constructed on the island. There is no way of assuring that those who construct and own these rental units will value or share in the Dewees Island community mission to “marry residential life with the protection of habitats, while providing a way to help nature thrive”. I urge the Charleston County Zoning and Planning Commission to consider how the proposed amendments to the Zoning and Land Development Regulations Ordinance not only deeply contradict the conservation easement that protects Dewees Island, but also deeply contradicts the mission upon which this community was founded. The Charleston County Zoning and Planning Commission has a critical opportunity to be an active participant in preserving an ecologically significant and fragile island for future generations to learn from and enjoy. I implore you to take this opportunity. All The Best, Katibeth Blalock</td>
</tr>
<tr>
<td>Alex Rushe</td>
<td>Dear Charleston County Planning Commission, I am writing to you in opposition to the proposed amendments to the Zoning and Land Development Regulations Ordinance, which would allow for increased commercial activity on Dewees Island through the deregulation of short term renting. I believe that these amendments not only contradict the conservation easement in place to protect Dewees Island, but will have an irreversible, negative impact on the island’s natural environment, residents, and staff. If these amendments pass, Dewees Island will experience a yearly population and traffic increase on its fragile beaches and conservation areas. This will adversely affect wildlife behavior and habitats, including the endangered Loggerhead Sea Turtle and Piping Plover, as well as damage native plant species. The island’s infrastructure, including water, sewage, and transportation, that is already facing challenges in supporting the current population will face significant further damage. This not only puts the livelihoods of residents at risk, but also the protected wildlife, as the invasive processes needed to repair the water and sewage systems in the case of a collapse would be extremely damaging to the island’s ecosystems. Additionally, without any restrictions or regulations, these amendments would allow for structures solely intended to be used as rental units to be constructed on the island. There is no way of assuring that those who construct and own these rental units will value or share in the Dewees Island community mission to “marry residential life with the protection of habitats, while providing a way to help nature thrive”. I urge the Charleston County Zoning and Planning Commission to consider how the proposed amendments to the Zoning and Land Development Regulations Ordinance not only deeply contradict the conservation easement that protects Dewees Island, but also deeply contradicts the mission upon which this community was founded. The Charleston County Zoning and Planning Commission has a critical opportunity to be an active participant in preserving an ecologically significant and fragile island for future generations to learn from and enjoy. I implore you to take this opportunity. Sincerely, Alex Rushe</td>
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<td>Marshall Bassett</td>
<td>My wife and I strongly support allowing Short Term Rentals on Dewees Island. -Marshall Bassett Lot 120</td>
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<tr>
<td>Mike Paradise</td>
<td>I am the owner of Lot 103 on Dewees Island, and I support the proposed amendment.</td>
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<tr>
<td>Margaret Quinn</td>
<td>Do NOT deregulate zoning on Dewees Island!! We don’t need any vacation homes there. Let our communities and ecosystems live as they are!</td>
</tr>
<tr>
<td><strong>Jen Winthrow</strong></td>
<td>Dear Charleston County Planning Commission, I am writing to you in opposition to the proposed amendments to the Zoning and Land Development Regulations Ordinance, which would allow for increased commercial activity on Dewees Island through the deregulation of short term renting. I believe that these amendments not only contradict the conservation easement in place to protect Dewees Island, but will have an irreversible, negative impact on the island’s natural environment, residents, and staff. If these amendments pass, Dewees Island will experience a yearly population and traffic increase on its fragile beaches and conservation areas. This will adversely affect wildlife behavior and habitats, including the endangered Loggerhead Sea Turtle and Piping Plover, as well as damage native plant species. The island’s infrastructure, including water, sewage, and transportation, that is already facing challenges in supporting the current population will face significant further damage. This not only puts the livelihoods of residents at risk, but also the protected wildlife, as the invasive processes needed to repair the water and sewage systems in the case of a collapse would be extremely damaging to the island’s ecosystems. Additionally, without any restrictions or regulations, these amendments would allow for structures solely intended to be used as rental units to be constructed on the island. There is no way of assuring that those who construct and own these rental units will value or share in the Dewees Island community mission to “marry residential life with the protection of habitats, while providing a way to help nature thrive”. I urge the Charleston County Zoning and Planning Commission to consider how the proposed amendments to the Zoning and Land Development Regulations Ordinance not only deeply contradict the conservation easement that protects Dewees Island, but also deeply contradicts the mission upon which this community was founded. The Charleston County Zoning and Planning Commission has a critical opportunity to be an active participant in preserving an ecologically significant and fragile island for future generations to learn from and enjoy. I implore you to take this opportunity. Sincerely, Jen Withrow</td>
</tr>
<tr>
<td><strong>Brett Barker</strong></td>
<td>My name is Brett Barker and I have owned a home at 312 Pelican Flight Drive for the past 7 years. I am currently the Treasurer of the POA and was elected after the rental drama began. In the past I have served as the chair of several committees and the President of the nonprofit Dewees Island Conservancy, which is tasked with protecting Dewees environment. Prior to this I owned lot 78. Before purchasing my home I reviewed county ordinances, Dewees governing documents, and three years of meeting minutes from the POA board. There was no restriction on rentals when I purchased my home. For the past 25 years my house has been a home that folks rent to get exposure to the island prior to purchasing. Purchasing a home on Dewees is a unique experience. Many buyers were exposed to the island through renting my home. I appreciate the County is willing to fix the issue created by their incorrect interpretation and allow the island to govern itself. If the majority of residents do not want renting then let the island figure it out through our governing documents and through elections for the POA board. I agree with the majority of the island and the POA board that the zoning amendment should move forward. Thank you Brett Barker 312 Pelican Flight Drive Dewees Island SC 29451</td>
</tr>
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Good Morning,

Please accept my letter in response to the call for public input regarding the proposed language change in regard to Short Term Rentals on Dewees Island.

Laura Corman, PhD
512.632.5598

(Attachments (2) Below)
Charleston County Zoning and Planning Department

To whom it may concern,

Let me begin by saying that I am vehemently opposed to the proposed text changes regarding short term rentals on Dewees Island. When I purchased my home in the summer of 2020 (251 Old House Lane, Lot 131), I was told that short term renting was not allowed. This was a huge relief, as I chose to buy my second home in a location that would be a haven from the noise and stress of my life in Austin. The decision was a good one, and Dewees continues to be my escape hatch during stressful periods of my life.

Here are the many reasons why I opposed to STRs:

• As an owner, I am mindful of the privilege of living in a nature preserve. The creatures that live around me, be it alligators, glorious waterfowl, terrifying snakes, or a family of deer, take precedence over all aspects of my life on the island. All these creatures add beauty to my life and their preservation is key to my enjoyment of the island.
• If you ever have the chance to visit Dewees, know that my laundry room door is always unlocked. If you visit, which I urge you to do, you will see that I have the most remarkable view of the Impoundment. When longtime residents of the island come to visit, they all tell me that I have the most beautiful view of the marsh. From visit-to-visit I am able keep track of the growth of the baby alligators, see the spinning fish, and watch the flocks of birds come and go. I have come to love the beauty of the yellow pollen on the water, which I would never have expected.
• You must learn how to live on Dewees. Be it reverse osmosis water, taking your trash to the dump, rules of etiquette around cart driving, or where to park at the beach walks, learning to be a successful resident takes a bit of time.
• Who will ensure the safety of the people who live on the island and my home when I am away? Will I need to lock all my doors and keep the security system armed?
• Who will ensure the policy that fires aren’t lit on the island, specifically the beach? Who will prevent the use of bonfires, fire pits, or the POA’s prohibition against cigarette smoking? One stray cigarette ash, one change in the direction of the wind, and the island will be on fire.
• Who will enforce policies regarding plastic bottles of water?
• Who will enforce the policies around pest and mosquito repellent around our homes?
• Who will enforce our trash and recycling policy, including the prohibition against blue recycling bags?
• Who will prevent a short-term renter from throwing chicken into the Impoundment to get the alligators to come over so they can take photos?
• Who will coyote haze, which is important to the safety of owners and their pets?
• Who will ensure that the houses on the beachfront have their lights turned off (total darkness) to protect the turtles?
• Who will ensure that the beach is respected, and that animal waste is disposed of properly?
• Who will inform and enforce the policy around snakes? There are three types of snakes on the island, two are “safe” and one is deadly poisonous. All three types keep the rodent population down.
• Who will ensure that renters know that humans are responsible for moving away from island creatures, not the other way around.
• Who will enforce fishing and crabbing policies that prevent overfishing?
• Who will enforce the POA’s speed limit and parking rules?
• STRs will be a drain on the island’s resources.
  • Has the impact of increased water, sewer, trash and recycling use been evaluated for impact on our nature preserve, not to mention our monthly DUC fees?

I’m a second homeowner; when I my schedule allows me and stay at my island home, I expect that my peace and quiet will be respected. What happens if my neighbors rent out their home and the renters are loud? We don’t have a police department to call for help.

When I bought my house, I knew that having a home on Dewees would be expensive and that the fees associated with ownership would go up each year. I knew that as an out-of-state owner, my property taxes would be high (6%). I am comfortable paying all the fees because I knew that the houses on the island would never be rented to non-islanders. With all of this in mind, I spent an enormous amount of money renovating and redecorating my home and want it to remain the glorious haven that it is.

Thank you for reading my lengthy email,

Laura Corman, PhD
512-632-5598, cormanlw@gmail.com
Sunrise from my porch—

Roseate Spoonbills—

An alligator family, gathering on their own in the Impoundment—

Sand naturally sculpted around a tidepool—
Charleston County Zoning and Planning Department

To whom it may concern,

I am strongly opposed to the proposed text changes regarding short term rentals on Dewees Island. I purchased my home in 2020 and was told that short term renting was forbidden. My home on Dewees is haven from the noise and stress of my daily life, giving me an escape hatch during stressful periods of my life, as well as a closeknit group of friends, which was a wonderful benefit. I am certain that one of my neighbors won’t rent her house, but am concerned that my other neighbor will. If the house next door becomes a rental, the noise and chaos of will destroy the beauty of my life on the island and change my security. I don’t lock my doors when I am away from Dewees—I can be gone for months at a time and never worry that anyone will enter my home. That is true security!

I fear that STRs won’t follow the Island’s rules regarding protecting our natural resources and our unique living environment. As we have no police force, emergency services, or code enforcement team, who will ensure the POA’s rules for island living?

- Who will ensure the safety of the people who live on the island and my home when I am away? Will I need to lock all my doors and keep the security system armed?
- Who will ensure the policy that fires aren’t lit on the island, specifically the beach? Who will prevent bonfires, fire pits, or the POA’s prohibition against cigarette smoking? One stray ash, one change in the direction of the wind, and the island will be on fire.
- Who will enforce our trash and recycling policy, including the prohibition against blue recycling bags?
- Who will prevent a short-term renter from throwing chicken into the Impoundment to get the alligators to come over so they can take photos?
- Who will coyote haze, which is important to the safety of owners and their pets?
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- Who will enforce the POA’s speed limit and parking rules?
- STRs will be a drain on the island’s resources.
  - Has the impact of increased water, sewer, trash and recycling use been evaluated for impact on our nature preserve, not to mention our monthly DUC fees?

When I bought my house, I knew that having a home on Dewees would be expensive and that the fees associated with ownership would go up each year. I knew that as an out-of-state owner, my property taxes would be high (6%). I was comfortable paying all the fees because I knew that the houses on the island would never be rented to non-islanders and that this kind of peace comes with costs. With all of this in mind, I spent an enormous amount of money renovating and redecorating my home and want it to remain the glorious haven that it is.

Thank you for considering my opposition to STR,

Laura Corman, PhD
512-632-5598,
cormanlw@gmail.com
I am Jeffery H. Stallings; my wife Sally R. Stallings, and I, are the homeowners of Lot 94, 199 Lake Timicau Lane, Dewees Island, South Carolina 29451-9406. This is our primary residence. We have owned this home since 2021, October.

You have asked for feedback regarding Charleston County’s proposed “Text Amendment” of the Base Zoning Districts for Dewees Island. We would like to respond specifically to the proposed changes for the Short-Term Renting [STR] language. Please find our comments, in full, attached.

Please note, we adamantly oppose these proposed changes to the “Text Amendment!” We fully support the previous position/language held by Charleston County banning Short-Term Renting [STR] on Dewees Island.

Sincerely,

Jeffery H. Stallings

---
199 Lake Timicau Lane
Dewees Island, South Carolina
29451-9406
Home: (843) 886-6164
Mobile: (313) 407-0622
Email: jsstallings06031983@gmail.com

Dear Members of the Charleston County Planning Commission, Please find attached comments for the Charleston County Planning Commission Meeting, Section V. (a), for Dewees Island, scheduled for discussion on Monday, 12 August 2024, at 02:00 P.M. Please let me know if you have any questions and/or require additional information at this time. Sincerely, Jeffery H. Stallings -- 199 Lake Timicau Lane Dewees Island, South Carolina 29451-9406 Home: (843) 886-6164 Mobile: (313) 407-0622 Email: jsstallings06031983@gmail.com

(Attachments (2) Below)
Wednesday, 07 August 2024

Charleston County Planning Commission
Zoning and Planning Department
Lonnie Hamilton, III Public Services Building
4045 Bridge View Drive
North Charleston, South Carolina 29405

Dear Members of the Charleston County Planning Commission,

I am Jeffery H. Stallings; my wife Sally R. Stallings, and I, are the homeowners of 199 Lake Timicau Lane, Dewees Island, South Carolina 29451-9406. This is our primary residence. We have owned this home since 2021, October.

Please note, Sally and I fully support the previous position/language held by Charleston County banning Short-Term Renting [STR] on Dewees Island and adamantly oppose the proposed changes to the “Text Amendment!”

On 29 July 2024 I submitted a Freedom of Information Act [FOIA] Request to Mr. Joel Evans, Planning Director. A copy is attached. The reason I submitted this request is that I have serious concerns over why now and how quickly Charleston County is moving with the proposed Text Amendments and the potential reasons behind the Text Amendments addressing Short-Term Rentals [STRs]. Dewees Island was excluded from the County’s STR Ordinance in 2018. There has been no interest, much less action, taken by the County to change the Ordinance as applied to Dewees Island for six years. However, very recently the County Council met in executive session regarding Case Number 2021-CP-10-3384 “CHARLOTTE’S PEARL, LLC; GATEHOUSE PROPERTIES, LLC; BRETT C. BARKER AND JODI F. BARKER,” a lawsuit against Charleston County that wants to invalidate the County’s STR Ordinance. Shortly after the executive session, the Planning Director was directed to move forward with the Text Amendments process. Given the short time between the executive session and consideration of the Text Amendments by the County, I have filed my FIOA request to hopefully understand, among other things, why the County is moving now with the Text Amendments and what direction was given to the Planning Director? Is this action by the County any way related to the litigation? I would like to understand whether this action now by the County is, in effect, contract zoning.

The County plans to provide information in response to my request on 12 September 2024. I am asking that the Planning Commission take no action until we have the opportunity to review the information and see whether the County’s moving on the Text Amendments now is pure coincidence or something else. The changes appear not to be rational or reasonable.
Please note, the most recent letter from the Dewees Island Property Owners Association forwarded to the Charleston County Planning Commission, is misleading and incomplete. This letter fails to represent and speak for at least half of the homeowners that took the initiative and responsibility to speak at the Charleston County Meeting held on 16 July 2024. The letter omitted two key points that require mentioning:

1.) this letter does not address and/or prioritize the threats STRs pose to maintaining and protecting our fragile ecosystem on Dewees Island; and

2.) this letter fails to note that a significant and meaningful number of homeowners on Dewees do not support and adamantly oppose STRs, period; and therefore, do not find the proposed “Text Amendments,” as written, is in the best interest of Dewees Island.

There is quite an extensive list as to why Sally and I oppose STRs on Dewees Island. Although, we believe the most significant reason(s)/concern(s) can be explained as follows...

1.) the privacy of this island;
2.) the safety and security of this island; and
3.) the environmental consciousness and preservation of this island, backed by the mission of the DNR Conservation Easement, and the “forbidding” of STRs; due to the negative and irreversible damage it causes.

Unregulated and unrestricted access by STRs eliminates and infringes upon the privacy and enjoyment of the homeowners; essentially opening the island community to the public.

STRs directly puts the safety and security of homeowners at risk, including, but not limited to, unknown, unfamiliar, unwanted and increased traffic; and subsequently, increased opportunities for safety and security problems.

This proposed “Text Amendment,” as written, means the seventy-two (72) homes and the four (4) Huyler House Suites on Dewees Island are open for STR, and available for up to 56 days (nights) every aggregate calendar year. Simple math means this provides the opportunity for 4,256 nights of STR annually on Dewees Island. [Considering, the average American family in 2022 consisted of 3.13 people, according to the U.S. Census Bureau.] Conservatively, this would mean a potential increase of 13,321 visitors to Dewees Island every year. Numbers like these would threaten our delicate ecosystem and environmental balance.

In summary, we do not want the Charleston County Planning Commission/Zoning and Land Development Department to change/revise the language related to STRs on Dewees Island! We are adamantly against STRs being permitted/allowed/regulated on Dewees Island.

Sincerely,
Jeffery H. Stallings
Sally R. Stallings

199 Lake Timicau Lane
Dewees Island, South Carolina 29451-9406
Home: (843) 886-6164
Mobile: (313) 407-0622
Emails: jsstallings06031983@gmail.com
jsstallings@protonmail.com
July 29, 2024

BY EMAIL (JEvans@charlestoncounty.org)

Joel Evans, Director for Zoning and Planning
Charleston County
Lonnie Hamilton, III Public Service Bldg.
4045 Bridge View Drive, Suite A314
North Charleston, SC  29405

Dear Mr. Evans:

This is a request under the South Carolina Freedom of Information Act to inspect and/or copy the following public records.

1. All records between the Charleston County Zoning and Planning Department (CCZPD), the Charleston County Planning Commission, and/or Charleston County Council and third parties relating to proposed text amendments for Dewees Island, or any other zoning change related to short-term renting from January 1, 2024, to the present.

2. All survey results, questions or comments via email, voice comments and text comments or other records submitted to the CCZPD as described in the “How to Participate” section of the Dewees Island Community Meeting Notice dated July 3, 2024.

3. All records that CCZPD is submitting to the Planning Commission for the meeting on August 12, 2024.

4. All records between the CCZPD and the Dewees Island POA Board, and/or individual members of the POA Board, and/or Dewees Island employees from January 1, 2024, to the present regarding short term renting, zoning changes, or text amendments.

5. All records regarding the discussion of Charlotte's Pearl, LLC, et al. vs. Charleston County, et al., Case No. 2021-CP-10-3384, by the Charleston County Finance Committee since March 1, 2024.

6. All records regarding the 6/18/2024 County Council meeting’s discussion of Charlotte's Pearl, LLC, et al. vs. Charleston County, et al., Case No. 2021-CP-10-3384, before going into executive session, including but not limited to the statement in the minutes of the meeting of the specific purpose of the closed-door meeting, and the formal vote to enter executive session; as well as the minutes of the meeting regarding the action taken as a result of the executive session and formal vote on that action.

7. All records between the Zoning Department and County Council regarding the CCZPD’s hosting a community meeting regarding proposed amendments to the ZLDR affecting Dewees Island, from 6/18/2024 to the present.

If any information is withheld from disclosure, please identify the document and basis for withholding.
In light of the upcoming August 12, 2024, Planning Commission meeting, I would greatly appreciate having the opportunity to inspect these records prior to August 12 to ensure that I can offer a full and fair presentation of the position of the Dewees Island’s owners before the Planning Commission. I am willing to pay the cost of copying and a fee not to exceed the actual cost for search, retrieval, redaction, and copying of the records. If this request should be directed to someone else, please let me know.

Please call me if you have any questions about this request and thank you in advance for your help.

Sincerely,

Jeffery H. Stallings
199 Lake Timicau Lane
Dewees Island, SC 29451
Mobile: (313) 407-0622
Email: jsstallings06031983@gmail.com
Wednesday, 10 July 2024

Dear Mr. Joel Evans, Planning Director,
Dear Distinguished Members of the Charleston County Zoning and Land Development Department,

I am Jeffery H. Stallings; my wife Sally R. Stallings, and I, are the homeowners of Lot 94, 199 Lake Timicau Lane, Dewees Island, South Carolina 29451-9406. This is our primary residence. We have owned this home since 2021, October.

You have asked for feedback regarding Charleston County’s proposed “Text Amendment” of the Base Zoning Districts for Dewees Island. We would like to respond specifically to the proposed changes for the Short-Term Renting [STR] language.

Please note, we adamantly oppose these proposed changes to the “Text Amendment!” We fully support the previous position/language held by Charleston County banning Short-Term Renting [STR] on Dewees Island.

There is quite an extensive list as to why Sally and I oppose Short-Term Renting [STR] on Dewees Island. Although, we believe the most significant reason(s)/concern(s) can be explained as follows...

The primary reason we purchased our home specifically on Dewees Island was due to the privacy and security of this island. We sought to purchase our permanent coastal residence in a community that banned Short-Term Renting [STR]. We cherish the fact that Short-Term Renting [STR] is not permitted and/or regulated on Dewees Island.

The unnecessary “risks” and consequences associated with Short-Term Renting [STR], including, but not limited to, unknown, unwanted, unfamiliar and increased traffic on Dewees Island significantly raises
opportunities for security and safety problems and questions for which Dewees Island is not prepared to manage. This is quite disturbing!

I have a disabled wife who is my top priority. Sally is unable to live independently. I fear the increased traffic on the island from Short-Term Renting [STR] increases the probability that her, and our, personal safety and general welfare, as well as protection of our personal property, will be in peril, over which we have no control!

Additionally, if this proposed “Text Amendment,” in its current language, passes, it will create an opportunity for “open season” on Short-Term Renting [STR] and the ultimate demise of Dewees Island as we know it. If homes are permitted to turn into a resort homes, with “revolving doors” of tourist traffic coming and going, we will immediately lose the primary elements of our quiet, private retreat and haven.

Upon reviewing the language of the proposed “Text Amendment,” as currently written, it appears the Charleston County Zoning and Land Development Department has not considered any of the special factors central to, essential to, and unique to Dewees Island. Charleston County Zoning and Land Development Department does not appear to have considered the significant issues and factors that are in a delicate balance to maintain and sustain life on Dewees Island.

Dewees Island is not like any other community in the coastal jurisdiction of Charleston County; due to its unique Conservation Easement designation; environmental design and protection protocols, and strict development guidelines, as regulated by the South Carolina Department of Natural Resources and the Dewees Island Architectural Resource Board [ARB]. Therefore, Dewees Island should not blanketly be treated like every other community. The proposed “Text Amendment” language, as written, will permit actions that negatively and permanently impact Dewees Island.

This proposed “Text Amendment,” as written, means the seventy-two (72) homes and four (4) Huyler House Suites on Dewees Island are open for Short-Term Renting [STR], and available for up to 56 days (nights) every aggregate calendar year. Simple math means this provides the opportunity for 4,256 nights of Short-Term Renting [STR] annually on Dewees Island. [Considering, the average American family in 2022]
consisted of 3.13 people, according to the U.S. Census Bureau.] Conservatively, this would mean a potential increase of 13,321 visitors to Dewees Island every year. Numbers like these would not only threaten our delicate ecosystem and environmental balance; the outcome would be catastrophic!

We are concerned because our fragile wildlife, unpredictable and unstable maritime forest, and aging infrastructure on Dewees Island are already under great stress and absolutely in no position to safely and/or financially handle this invasion without irreversibly and permanently damaging our protected coastal environment and island home. Furthermore, this assault diminishes and destroys our privacy, safety and security, placing both the members and our property at significantly greater, unnecessary, and certainly unwanted jeopardy.

Furthermore, if Short-Term Renting [STR] is either permitted and/or regulated on Dewees Island, the subsequent and additional financial burdens will fall upon all the homeowners on the island, not just the four (4) homeowners challenging Charleston County. This is not fair for two reasons:

1.) there is no room in the Dewees Island Expense budget to cover these expenses, and

2.) the other homeowners on the island do not want to have to pay for these additional and unwanted costs.

We beg of you, please do not move forward with this proposed “Text Amendment” response; to just quickly appease the “tyranny of the fringe,” these four (4) homeowners currently challenging Charleston County. There four (4) select homeowners do not represent all the other homeowners on Dewees Island. The proposed “Text Amendment,” as written, is not representative of the homeowners of the island.

In summary, we do not want the Charleston County Zoning and Land Development Department to change/revise the language related to Short-Term Renting [STR] on Dewees island! We are adamantly against Short-Term Renting [STR] being permitted/allowed/regulated on Dewees Island.
Thank you for your time and thoughtful consideration.

Please let us know if you have any questions or require any additional/further information at this time.

Sincerely,

Jeffery H. Stallings
Sally R. Stallings

Lot 94
199 Lake Timicau Lane
Dewees Island, South Carolina
29451-9406
Home:    (843) 886-6164
Mobile:  (313) 407-0622
Emails:  
jsstallings06031983@gmail.com
jsstallings@protonmail.com
(Jill John- Resident- two letters attached)

Please see attached.

Thank you,
Jill John

(Attachments (2) Below)
August 8, 2024

To Charleston County Planning Commission,

As a full-time resident, I strongly oppose allowing any short time rentals on Dewees Island.

We bought our home in May 2021 in large part for three reasons - the environmental protection by the State’s Conservation Easement, the residents’ commitment to living responsibly within such a framework, and the fact that short term rentals were illegal pursuant to the Charleston County zoning ordinance.

Living here for several years we have realized the fragility of a barrier island and strengthened our desire to preserve and protect this unique and rare wildlife habitat. One only has to witness the beauty of the different migrating birds, nesting sea turtles, herds of deer and many other species that this small island supports with its maritime forest and wetlands.

So as very concerned residents of Dewees Island faced with the possible serious negative environmental impacts from short term rentals, we have been studying various County, State and community documents, agreements etc. including Charleston County’s Comprehensive Plan.

I’m particularly interested in the above - Chapter 3.3 Natural Resources Element. In at least three different places within the plan Charleston County reiterates the following:
Element Goal

To preserve, enhance, and revitalize natural resources, such as rivers, creeks, fresh and saltwater wetlands, aquatic and wildlife habitats, beaches and dunes, groundwater, forests, farmland soils, and air quality and take actions to mitigate potential negative impacts of growth and development (emphasis mine).

Dewees Island, a barrier island, contains at least the following resources: fresh and saltwater wetlands, aquatic and wildlife habitats, beaches and dunes and forests.

The current zoning protects the island from environmental impacts from short term rentals while the proposed text amendment undermines the County’s pledge to "mitigate potential negative impacts".

Does the County take seriously its responsibility for its own Comprehensive Plan or is it just a State required superficial exercise without any real accountability?

It appears the County is prioritizing a money saving lawsuit settlement brought by three homeowners rather than upholding the protection of its dwindling natural resources. Because, seriously, what could possibly be at risk with opening up an isolated environmentally protected island with a State Conservation Easement to unlimited and unregulated short-term rentals?

Respectfully,

Jill John
251 Pelican Flight Drive
Dewees Island SC 29451
To Charleston County Zoning and Planning Department,

I strongly oppose the proposed text amendment regarding the zoning change to Dewees Island allowing any short term rentals.

Dewees Island as a small 1200 acre barrier island accessible only by ferry or private boat is extremely fragile and was designed to be and remains an environmentally focused wildlife preserve. It would be complete and utter negligence for the County to carve out Dewees as an "exception" to the rest of the unincorporated Charleston County zoning ordinance which may settle one lawsuit but opens up the possibility of even more litigation.

This proposed zoning change does not address or take into consideration the difficulties and increased cost of Charleston County’s duty to enforce and uphold its short term rental regulations (which it presently does not do) and ensure the speedy police and fire safety emergency response to which we are all entitled. It also overlooks the value of Dewees remaining a healthy and stable barrier island fronting Mount Pleasant.

Is the County prepared for a devastating biohazard cleanup when our limited sewage treatment system fails from stress and pollutes the waters surrounding Mount Pleasant and Isle of Palms? Is the County prepared to consistently and quickly respond to the increased calls of complaints and violations certain to multiply with burgeoning renters?

The County exercised good sense and sound judgement in 2018 when it rezoned Dewees Island, reinforcing its protection from potential irreversible environmental impact. Please continue to be good stewards and protect one of the State of South Carolina’s remaining natural resources.

I implore the Commission to prioritize the priceless benefit of protecting this unique wildlife habitat rather than enable it’s potential demise to profit a few individuals who would choose to ignore the island’s ethos.

Respectfully,

Jill John
251 Pelican Flight Drive (Lot 7 Manager)
Dewees Island
I have previously communicated my position on the proposed text amendment as a longtime property owner and resident on Dewees Island. In this message I am commenting as a longtime member of the Dewees Island Environmental Resource Board (ERB), which is charged with monitoring the impacts on the environmental and natural character of the island as a protected wildlife sanctuary under its Master Plan and the covenants contained in the conservation easement conveyed to the state of South Carolina as a condition of introducing human development to the island. At the ERB's meeting on July 11, 2024, the members of the board held a comprehensive discussion of the impact that short-term rentals would likely have on continuing to fulfill those legal commitments. It is evident to me that if the island is allowed to move toward allowing the homes on Dewees, originally envisioned as being occupied owners, to be occupied by a continuing stream of short-term occupants with no investment in or commitment to preservation of the natural environment, the ability of the island residents and staff to maintain those commitments would be placed in serious jeopardy.

For your further information on this critical challenge to the preservation interests of the state of South Carolina and to Charleston County and the general public, I am attaching for your information a copy of the report and recommendations adopted by the ERB as guidance to the Dewees Island POA with respect to the proposed text amendment.

Carroll Savage
ERB Member

We are residents of Dewees Island, where we have been property owners since early after John Knott formed the Island Preservation Partnership and began promoting a vision of the island as a private retreat for people dedicated to protecting and preserving the island's natural environment. We have no objection to the portions of the proposed text amendment designed to correct or clarify permissible uses and facilities on Dewees Island. However, we strongly oppose the provisions of the text amendment that would change the regulation of short-term rentals of private residences to persons who are not other Dewees property owners. A percentage of the purchase price of property on the island goes to fund the robust environmental program on Dewees. Additional funding is provided from the annual dues and assessments which the POA collects from property owners. A significant percentage of resident homeowners actively participate in the environmental program as volunteers. The resident owners are therefore deeply invested in the community's environmental focus in multiple ways-ideologically, financially, and actively in their daily lives. None of this applies to people who come to the island as short-term renters. They are not on the island long enough to become involved in the culture of protecting the environmental resources and often see the rules designed to regulate or limit the use of those resources as impediments to their recreational purposes. None of the rent they pay supports the environmental program. There is no cost to them for ignoring the rules and regulations. Eight or more different groups occupying a single home over a summer inevitably utilize and jeopardize the island's resources to a far greater extent than does a resident owner or long-term renter. It would be tragic if the unique experiment of Dewees Island as a sustainable environmental enclave along our fragile coast were to fail to maintain its original vision. We firmly
believe that would be the eventual result of removing this community from the County's short-term rental limitations. Thank you. Carroll and Jane Savage 434 Pelican Flight Drive Dewees Island, S.C. 29451

(Attachment Below)
Dear members of the Dewees Island POA Board of Directors,

At the July 11, 2024 ERB meeting, we had a lengthy discussion about our responsibility to the island should the Charleston County proposed text amendment be adopted to allow all homes the opportunity for short term rentals. We then passed a motion to write to you outlining our concerns. We encourage you to share this letter with Charleston County.

The mission of the Environmental Program is to “preserve and conserve our barrier island ecosystems, to foster community stewardship, and balance human use and habitation”. The ERB (Environmental Resource Board) has been charged by the Property Association Board as a standing committee which shall advise the Board on matters relating to the beach trust area, revetments, wildlife, plants and trees, marshes, lakes and other matters relating to the environment.

- It shall develop and recommend to the Board policies for environmentally sensitive areas.
- It shall participate in other activities that fall under the jurisdiction of the United States Environmental Protection Agency, and its Bureau of Ocean and Coastal Resource Management, the South Carolina Department of Health and Environmental Control or other such governmental agencies as may have jurisdiction over the environment of the Association.
- The ERB shall also develop and implement educational programs for Property Owners and their Guests.

We currently have 540 upland acres, 250 impounded saline wetland acres, 72 homes and 4 miles of beach.

The Architectural and Environmental Guidelines (Revised November 2022) state:

**The Dewees Islander**

*It will take more than master plans and written edicts to fulfill the potential that awaits at Dewees Island. How many people have dreamed of living in an unspoiled place? A place that seems to have been there forever, frozen in time. Places like this are rare, and Dewees is one such place. Dunes, salt marshes, and maritime forests make up the ecosystems of the Island. It does not take much of a disturbance to have a negative impact on this fragile place. People, development, and pollutants can quickly take their toll. It is the Dewees owners who will have the greatest bearing on the success of Dewees Island as an environmental sanctuary. Your commitment to preserving the natural landscape, ecosystems, and character of the Island is the key.*
Rules and laws of society work because the individuals of a community believe that the rules exist for their own benefit and for the common good. The implementation of these Guidelines and a successful Property Owners Association (POA) will result from your own recognition of the irreplaceable value that you embrace at Dewees. Each individual must appreciate and understand the asset value and beauty of this Island with which you have been entrusted. The acceptance of individual responsibility for the environment will be the trust that preserves the natural landscape, ecosystem, and character of Dewees.

Living on Dewees Island means more than owning and occupying a dwelling. It is a responsibility that each owner, as part of the natural environment, assumes. You should view your existence on Dewees as nesting within the environment as other species of wildlife nest within their selected habitats. Each resident at Dewees Island should take no more from the Island environment than what is needed to enjoy the experience of this sanctuary. It is important that each owner be committed to learn from, and understand how, this environment works, so that the daily activities and decisions made while on the Island can be based on a thorough understanding of the potential impact of your actions on the environment. It is the goal of this community that knowledge of the Island and its environment be expanded and shared with others and passed on to future inhabitants.

**Impact Philosophy Excerpts from Introduction page 6, paragraph A**

The philosophy of development at Dewees Island is to limit impact on your neighbor and the native environment and natural character of the Island, and for the presence of man to have a positive impact on the environment and ecosystem now, and in the future. This is reflected in the Design Guidelines, the Master Plan and the Island Covenants. The Master Plan is more than just a statement of desires; it is a legal document - a commitment by Dewees Island to the state. To ensure that the protective measures of the Master Plan and Design Guidelines remain in perpetuity, there are Island Covenants which require abidance by every future resident. This combination of items is designed to inspire a shared vision and protect your investment through environmental sensitivity.”

As the Environmental Resource Board, we are committed to preserving and conserving our barrier island ecosystems, fostering community stewardship, and balancing human use and habitation. If Charleston County were to change the rules regarding STRs, it will fall to the Board to ensure that the additional influx of people from rentals will not negatively impact our fragile ecosystem. This would include direct ecosystem impacts (like over-fishing) as well as indirect consequences (infrastructure wear and garbage/recycling, additional financial burdens).

From our Master Plan:
“The primary goal of the restrictive covenants and guidelines for the Dewees community is to assure the preservation of the environment.”
To restate, in conclusion, it does not take much of a disturbance to have a negative impact on the fragility of our unique landscape of dunes, salt marshes, and maritime forests. People, development, and pollutants can quickly take their toll. It is the Dewees owners who have the greatest bearing on the success of Dewees Island as an environmental sanctuary. Commitment to preserving the natural landscape, ecosystems, and character of the Island is key.

Sincerely,

ERB Board

Lesa Kastler, Chair  Judy Fairchild, POA Board Liaison
Richard DeMayo
Esther Doyle
Pam Duncan
James Gregorie
Ed Griffin
Jill John
Lee Miller
Carroll Savage
Jeffery Stallings
Carrie Taylor
(Meaghan Bonds)

To whom it may concern,

I am a former full-time resident and child of two current residents of Dewees Island, wishing to comment on the subject of today's Dewees Island Community Meeting. Attached is a letter to serve as my comments regarding the proposed amendments to the Zoning and Land Development Regulations Ordinance for Dewees Island.

Thank you,

Meaghan Bonds

(Attachment Below)
Dear Charleston County Zoning and Planning Department,

My name is Meaghan Bonds. I am twenty four years old, and I am a former full-time resident and daughter of two current full-time residents of Dewees Island, South Carolina. I am writing to you in deep opposition to the proposed amendments to the Zoning and Land Development Regulations Ordinance, which would allow for increased commercial activity on Dewees Island through the deregulation of short term rentals. I believe that these amendments not only contradict the conservation easement in place to protect Dewees Island, but will have an irreversible negative impact on the livelihood of the island’s natural environment, residents, and staff. As a former resident of Dewees Island and aspiring educator, I believe these proposed amendments jeopardize the incredible opportunity we have to preserve and protect an already fragile ecosystem for future generations to learn from and enjoy.

I would first like to state that I feel immensely privileged to have lived on Dewees Island for six years. Being able to call this land home as I came into my young adulthood imbued me with a passion for the outdoors and taught me the inherent value of community in its many forms. The Dewees Island website states that the island’s “community mission is to marry residential life with the protection of habitats, while providing a way to help nature thrive.” This mission to not only protect our environment, but to improve our environment through our existence within it is a mission that I know myself and many other residents of Dewees strive to embody in our daily existence. Living here has taught us that our community is not merely composed of fellow homeowners– our community is the family of deer that crosses through the marsh behind our houses each morning before dawn. Our community is the chorus of birds, frogs, and buzzing insects that sing in abundance each night. Our community is the alligators and snakes who we respect from afar. Our community is the endangered loggerhead sea turtles who return year after year to lay their eggs on the same beach where they were born. Our mission to protect the livelihoods of all members of our community is deeply infringed upon by the potential introduction of hundreds upon thousands of new visitors via short term rentals. How are we able to ensure that these visitors are educated on and share in our mission to protect our ecosystem? What assurance do we have that these visitors will respect our community? As families like mine have watched the environment and character of other coastal, residential areas such as Isle of Palms, Folly Beach, and Kiawah Island drastically change with the rise of the short term rental business, it is clear that we have absolutely no assurance that our community and our mission will remain intact.

While the conservation easement that Dewees was placed under in 1975 remains intact, the Dewees Island Conservancy still describes the current state of Dewees Island as a “fragile habitat”. The existence of the Conservancy alone tells us that this land and its ecosystems are in need of stewardship in order to thrive, meaning that the current amount of human presence already creates this need. Over the past seven years that I have been a part of the Dewees Island
community, I have witnessed the island become an increasingly “fragile habitat” for its human residents as well. Between the recent increased frequency of problematic weather events and rising population, the infrastructure of Dewees Island—including water, sewage, transportation, and physical landscape attributes of the island itself—are already struggling to support the current resident population. Hurricane force tides erode away at our shoreline and the foundations of beachfront homes at a rate for which island management cannot find an effective solution. An unprecedented amount of heavy rain and flooding occurred over the past year, resulting in standing water that disturbed the ground quality and therefore allowed sediment to build up within the island’s water system. The increase of sediment within the water system significantly cuts the capacity of well production, which in turn weakens the island’s sewage system as well. DHEC has already had to increase its presence to assist management in effectively running these aspects of island infrastructure. The current state of our water and sewage systems will simply be unable to support the significant population increase for which the proposed amendments would allow. If these amendments pass, both the water and sewage systems run a high risk of collapse as they do not have the capacity to accommodate a larger population. This not only puts the livelihoods of residents at risk, but additionally the wildlife that we strive to protect. The invasive processes that would be needed to repair these systems in the case of a collapse would be extremely damaging to the ecosystems that our community has worked so hard to protect and maintain.

In addition to our water and sewage systems being at capacity, myself and many other residents would argue that we have experienced instances when the ferry system, as well as public safety, have too been at capacity—often due to the presence of large parties of renting visitors. Even while equipped with a forty passenger capacity ferry, I can recall multiple instances when the ferry staff had to make the choice of leaving passengers and carts of belongings behind. Not only does this pose a major inconvenience to full time residents of Dewees, who rely on the ferry in their daily lives, but it also puts the ferry staff in an uncomfortable position. An increase of renting visitors on the island raises a question of how the responsibilities of staff members such as ferry staff and public safety will be altered. As a former full-time resident of Dewees Island, I can’t even begin to properly express the gratitude and respect I have for the staff of Dewees Island. These are people who helped me get to school every morning. These are people who have seen myself and my family through good and difficult days alike. These are people who I consider to be an integral part of the Dewees Island community. The work that the ferry, public safety, and additional staff go above and beyond to do, at times within an already unsupportive infrastructure, is extensive. To ask these people to add a significant amount of hospitality or “guest services” work to their current responsibilities is unfair, nor do I believe should it be a part of the work they have to do as employees of a residential island community and conservancy. I have the utmost confidence in our staff’s abilities, however, I also have the utmost respect for their time and efforts. The entirety of the Dewees Island community and infrastructure will suffer if these community members are spread
too thin. To change the nature of their jobs by changing the nature of the Dewees Island community through increased short term rentals is disrespectful to these incredible people and the breadth of work they already do.

I wish to close my letter by reflecting on a quote from the Dewees Island Architectural Review Board:

“Living on Dewees Island means more than owning and occupying a dwelling. It is a responsibility that each owner, as part of the natural environment, assumes. You should view your existence on Dewees as nesting within the environment as other species of wildlife nest within their selected habitats. Each resident at Dewees Island should take no more from the Island environment than what is needed to enjoy the experience of this sanctuary. It is important that each owner be committed to learn from, and understand how, this environment works, so that the daily activities and decisions made while on the Island can be based on a thorough understanding of the potential impact of your actions on the environment.”

I and many other residents of Dewees Island feel that the desire of a select group of homeowners, as well as potential future homeowners, to rent their homes for personal profit is to reduce living on Dewees to merely “owning and occupying a dwelling”. Our community of residents, wildlife, and staff simply deserve better than that. Our mission to “help nature thrive” deserves better than to fall victim to the short term rental boom that is damaging so many communities like ours across the country. I urge the Charleston County Zoning and Planning Department to consider how the proposed amendments to the Zoning and Land Development Regulations Ordinance not only deeply contradict the conservation easement that protects Dewees Island, but also deeply contradicts the mission upon which our community was founded. The thought that I may not be able to share the place where I grew up with my future children may seem like an extreme one, but these proposed amendments in conjunction with our changing climate could very well make that thought a reality. The Charleston County Zoning and Planning Department has a critical opportunity in its hands to help us protect and preserve a beautiful and fragile island, and the communities within. It is my hope that you will take this opportunity.

Thank you for your consideration,

Meaghan Bonds
(Dan Johnson)

Joel,

Given the POA Board's feelings about the Huyler House, we had our attorney draft the attached language.

Dan

(Attachment Below)
Bold, italic, red text indicates the County's proposed language.

Strike-through text indicates the County's proposed deletions.

Redlined and Highlighted indicates my proposed changes.

4. Clubhouse or community buildings, including the Huyler House. Short-Term Rental use of
in addition to other uses, the use of the Huyler House for temporary lodging of paying and non-
paying guests of the Dewees Island Property Owners Association shall be expressly
permit[allowed as described below. The requirements of Art. 6.8, Short-Term Rentals, of this
Ordinance shall not apply to such use of the Huyler House; 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.

a. 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);

b. 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;

c. There is no cap on the number of days the Huyler House can be rented
per calendar year;

d. 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:

1. The Building Inspection Services Department may require a
building safety inspection and/or Building Permit;

2. 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;

3. Each room where tenants may lodge shall contain a notice
providing the following information:

a. Contact information for the owner of the property;
b. Zoning Permit Number and Business License Number for the Short-Term Rental use of the property for the current year.

c. Trash collection location and schedule; and

d. Fire and emergency evacuation routes.

Once the STRP Zoning Permit is issued, a Business License must be obtained.

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: 1. The STRP Zoning Permit renewal application fee; and 2. 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.

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 of 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.

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.

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.
(Dan Johnson)

Joel,

Please see the attached letter from the POA Board. I have also attached a letter that the Environmental Resource Board sent to the POA Board earlier this month. Please let me know if you have any questions.

Dan Johnson

General Manager

Dewees Island POA Inc.

273 Old House Lane

Dewees Island, SC 29451-9408

843-568-3991

Djohnson@deweesislandsc.com

(Attachments (2) Below)
Dear Mr. Evans,

On behalf of the Board of Directors of the Dewees Island Property Owners Association ("DIPOA Board"), I wanted to thank the County for its openness and willingness to allow the DIPOA Board to be involved in this process. We are particularly grateful that the County has made a reasonable proposal that takes into account the unique needs of Dewees Island.

The DIPOA Board has reviewed the June 24, 2024 proposed amendments, including the revision of Article 4.3 NR, Natural Resources Management District and creation of new Article 5.16. Subject to the following, we are in agreement with the County’s proposed amendments and encourages the County to move forward with enacting them.

The only exception that the DIPOA Board wishes to raise is in connection with proposed Section 5.16(A)(4), concerning rental of the Huyler House. Among other things, the Huyler House is used for temporary lodging of paying and non-paying guests of the Dewees Island Property Owners Association. It is not rented on a short-term basis in the same manner as single-family homes on the Island. Given its unique nature, it would be in the best interest of Island property owners for the Huyler House not to be subject to short-term rental provisions of the ordinance. In this regard, DIPOA proposes the attached revisions to Section 5.16(A)(4). However, I want to make clear that DIPOA does not want the Huyler House issues to hinder the enactment of the other revisions in the County’s proposal.

Again, we are very thankful for the County’s consideration of the input of the Island in drafting this proposed revision. The DIPOA Board will continue to engage with the community to establish additional monitoring, guidelines, and regulations for the single-family residence short-term rental program on the Island.

Please let me know if you have any questions.

Sincerely,

Dan Johnson
General Manager
DIPOA
Dear members of the Dewees Island POA Board of Directors,

At the July 11, 2024 ERB meeting, we had a lengthy discussion about our responsibility to the island should the Charleston County proposed text amendment be adopted to allow all homes the opportunity for short term rentals. We then passed a motion to write to you outlining our concerns. We encourage you to share this letter with Charleston County.

The mission of the Environmental Program is to “preserve and conserve our barrier island ecosystems, to foster community stewardship, and balance human use and habitation”. The ERB (Environmental Resource Board) has been charged by the Property Association Board as a standing committee which shall advise the Board on matters relating to the beach trust area, revetments, wildlife, plants and trees, marshes, lakes and other matters relating to the environment.

- It shall develop and recommend to the Board policies for environmentally sensitive areas.
- It shall participate in other activities that fall under the jurisdiction of the United States Environmental Protection Agency, and its Bureau of Ocean and Coastal Resource Management, the South Carolina Department of Health and Environmental Control or other such governmental agencies as may have jurisdiction over the environment of the Association.
- The ERB shall also develop and implement educational programs for Property Owners and their Guests.

We currently have 540 upland acres, 250 impounded saline wetland acres, 72 homes and 4 miles of beach.

The Architectural and Environmental Guidelines (Revised November 2022) state:

**The Dewees Islander**

*It will take more than master plans and written edicts to fulfill the potential that awaits at Dewees Island. How many people have dreamed of living in an unspoiled place? A place that seems to have been there forever, frozen in time. Places like this are rare, and Dewees is one such place. Dunes, salt marshes, and maritime forests make up the ecosystems of the Island. It does not take much of a disturbance to have a negative impact on this fragile place. People, development, and pollutants can quickly take their toll. It is the Dewees owners who will have the greatest bearing on the success of Dewees Island as an environmental sanctuary. Your commitment to preserving the natural landscape, ecosystems, and character of the Island is the key.*
Rules and laws of society work because the individuals of a community believe that the rules exist for their own benefit and for the common good. The implementation of these Guidelines and a successful Property Owners Association (POA) will result from your own recognition of the irreplaceable value that you embrace at Dewees. Each individual must appreciate and understand the asset value and beauty of this Island with which you have been entrusted. The acceptance of individual responsibility for the environment will be the trust that preserves the natural landscape, ecosystem, and character of Dewees.

Living on Dewees Island means more than owning and occupying a dwelling. It is a responsibility that each owner, as part of the natural environment, assumes. You should view your existence on Dewees as nesting within the environment as other species of wildlife nest within their selected habitats. Each resident at Dewees Island should take no more from the Island environment than what is needed to enjoy the experience of this sanctuary. It is important that each owner be committed to learn from, and understand how, this environment works, so that the daily activities and decisions made while on the Island can be based on a thorough understanding of the potential impact of your actions on the environment. It is the goal of this community that knowledge of the Island and its environment be expanded and shared with others and passed on to future inhabitants.

**Impact Philosophy Excerpts from Introduction page 6, paragraph A**

The philosophy of development at Dewees Island is to limit impact on your neighbor and the native environment and natural character of the Island, and for the presence of man to have a positive impact on the environment and ecosystem now, and in the future. This is reflected in the Design Guidelines, the Master Plan and the Island Covenants. The Master Plan is more than just a statement of desires; it is a legal document - a commitment by Dewees Island to the state. To ensure that the protective measures of the Master Plan and Design Guidelines remain in perpetuity, there are Island Covenants which require abidance by every future resident. This combination of items is designed to inspire a shared vision and protect your investment through environmental sensitivity.”

As the Environmental Resource Board, we are committed to preserving and conserving our barrier island ecosystems, fostering community stewardship, and balancing human use and habitation. If Charleston County were to change the rules regarding STRs, it will fall to the Board to ensure that the additional influx of people from rentals will not negatively impact our fragile ecosystem. This would include direct ecosystem impacts (like over-fishing) as well as indirect consequences (infrastructure wear and garbage/recycling, additional financial burdens).

From our Master Plan:
“The primary goal of the restrictive covenants and guidelines for the Dewees community is to assure the preservation of the environment.”
To restate, in conclusion, it does not take much of a disturbance to have a negative impact on the fragility of our unique landscape of dunes, salt marshes, and maritime forests. People, development, and pollutants can quickly take their toll. It is the Dewees owners who have the greatest bearing on the success of Dewees Island as an environmental sanctuary. Commitment to preserving the natural landscape, ecosystems, and character of the Island is key.

Sincerely,

ERB Board

Lesa Kastler, Chair        Judy Fairchild, POA Board Liaison
Richard DeMayo
Esther Doyle
Pam Duncan
James Gregorie
Ed Griffin
Jill John
Lee Miller
Carroll Savage
Jeffery Stallings
Carrie Taylor
Additional Comments submitted under Dan Johnson’s Engage website login:

Most of the Dewees Island homeowners DO NOT want STRs. Those of us who lived through the last onslaught of renters are well aware of the disruption, noise, overuse of island resources, environmental damage, to name a few. This activity is not in compliance with our legal documents. We have a greedy handful of people looking for an income with no responsibility for the impact of such activity pushing this agenda. Statistics across the entire country prove that STR is detrimental to community and property values.

At least half of the Dewees Island homeowners DO NOT want STRs. Those of us who lived through the STR onslaught previously know the many downsides of short-term rentals. To allow STR is poor judgement in such a delicate, fragile and rare remaining ecosystem. It also violates all of our founding documents. Statistics show STRs are detrimental to Community and property values nationwide.

Regarding short term rentals on Dewees island: I am all for it! While I believe that the proposed allowance of only 56 nights for short-term rentals is insufficient, I am willing to accept this as the beginning of a way forward. I urge you to reconsider your stance and grant Dewees Island the autonomy to manage its own short-term rental regulations, hopefully thereby fostering a healthier real estate environment and benefiting the community as a whole.

____________________________

Dear Charleston County Officials, I believe in the right to have short-term rentals (STRs) on Dewees Island. My family has owned property on Dewees since 1996. We built our second home there in 2001. We have been members of this once-symbiotic community much longer than many of the newer full-time residents who oppose STRs. In the 1990s, the island was marketed as and encouraged by the realtor to be a second home/rental-friendly place. The island needed a rental program so that future homeowners could get the full Dewees experience and would be compelled to purchase on Dewees. Based on that, the wonderful community, our love for the environment and all the islands’ magnificence—my family decided to make it happen. My father served on the board for many years and volunteered his time to make Dewees a better place. I don’t have any interest in advertising on Airbnb, VRBO or other public spaces and I certainly don’t want the island or our home to become a tourist destination. I think the County allowance of 56 days/8 weeks is appropriate and believe that rules/restrictions should be in place. I think everyone on the island should be part of determining these guidelines. In my opinion, Dewees will never become a popular spot for tourists and crowds just because of lack of amenities and nature of the island. Also, 56 days/8 weeks of renting does not prove to be lucrative, especially to corporations that would typically build an Airbnb for profit. We must maintain the right to have STRs for potential buyers, children and grandchildren of homeowners. Home values and sales could decline if we do not establish a rental program in some capacity. When we were renting our home, there were strict guidelines in place to ensure our guests would respect this sacred place. All renters had to take an
educational module about Dewees, the recycling program and the rules that they had to follow if they were to visit the island. Guests have never been required to take this module. Most of the families that rented our home were repeat renters. Many of the families expressed an interest in purchasing a lot on the island but would like to retain the right to rent with restrictions. They respect the island and care for it as we do. No one wants a rental program that would invite crowds of tourists and beachgoers. But I don’t think we should give up the right to do so for the future marketability of this island. We have never had an adverse event with renter families. We have had some owner guests that rented our home for a wedding on the island and suffered property damage during that time. Recently, there was a fire set to palm trees on the beach by a guest of a homeowner. We visited for two weeks during the pandemic when no one was renting, and I rode around the island picking up plastic and trash on the golf cart path. At that visit, ferries were packed with young adults, and it was the most crowded I have ever seen the beach in my 30 years of visiting Dewees. It is well-documented that guests of homeowners have been the source of any adverse events, not renters. It would be very inaccurate to say that educated renters have and will destroy the island. To those that argue that renters have no accountability, I would propose an ambassador program for renters. Maybe homeowners that chose to be in a rental program be required to present the profile of a visiting family before they visit, continue with the educational modules, and work with the community. Candid, open and honest conversations surrounding a rental program must include facts. There is no evidence to suggest that renters in moderation add extra stress on the precious natural resources or environment more so than an owner occupant of a home on Dewees. I urge the County to grant Dewees Island the right to establish its own regulations. Thank you.

(The Sustain Dewees Coalition)

Summary Community Members’ Opposition to Dewees Island Proposed Short-Term Renting Text Amendments

Many community members have expressed to the Charleston County Planning Department and Planning Commission their opposition to the Text Amendments. Below is a summary of our comments:

Environmental: Dewees Island is an environmentally unique and fragile barrier island; the impact of a significant level of renters threatens this delicate ecosystem, e.g., ground nesting bird habitat in dunes, hatching area for loggerhead turtles, overfishing, trash on the beaches and roads, to name a few. The Dewees Island Environmental Resource Board, a standing Island committee, has expressed significant concerns with the impact of short-term renting on the Dewees environment. The Text Amendments violate an important element of the Charleston County Comprehensive Plan: “promote protection and enhancement of natural resources in the county.” Dewees Island is managed under a legal agreement, the 1975 Conservation Easement. Short-term renting would violate this binding, legal document. Infrastructure: Infrastructure, especially water and sewer systems, is aging and not capable of handling the significant number of people coming to the Island because of the effects of the Text Amendments. Additional stress will increase disruptions. Over taxing of the systems will likely lead to severe environmental damage which is irreversible. DHEC and DNR will need to increase monitoring and increased testing and reporting. Heavy pressure on trash removal, road repair, maintenance/repairs of facilities, especially the community house and suites. Heavy pressure on ferry use with limited baggage area and staff. Associated costs are not in budget and no plan has been developed to fund these items. Allowing short-term renting is immensely changing the island's original development criteria - preservation and protection of this fragile, barrier island. Public Safety: Dewees Island is remote; the average response time for 911 calls is 35 min, 24 seconds from Charleston County Sheriff. (Isle of Palms response
time is 10 minutes). Increased traffic increases emergencies, with no immediate relief. There is only one unarmed public safety officer, who is a fireman, on duty at a time, charged with being a fireman, safety officer, and mailman all at once. There is no budget for increased security. Safety challenges in this high-risk area put us and future renters (who have not been vetted) at increased risk, and the property owners will not be on site to be held accountable for renters’ actions. No Community Consensus: Internal and external community feedback has been closely divided; there is no consensus. The DIPOA Board has not taken the time to honestly solicit opinions and is required to hold a referendum before they can support the County on Text Amendments. DIPOA Board sent a letter to Charleston County implying unanimous support, which is clearly not true. The DIPOA Board resolved to not allow any short-term renting until and unless a regulatory plan is developed; this eliminates any need to pass an amendment any time in the near future. A FOIA request was submitted to Charleston County to understand the basis for the haste in proposing the Text Amendments. The County should put Text Amendments on hold until it has responded to FOIA request. Huyler House Rentals: The proposal to completely open Huyler House to rentals violates the 1992 Land Plan: “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 text Amendments turn Huyler House into a hotel. No means of tracking who is a renter or "family" or monitoring actual rental activity or assessing impact fees from renters. Some illegal renting is occurring which the Board has taken no steps to stop. We respectfully urge the Planning Commission and County Council to continue the current ban on short-term renting, and not reverse the current ban which will endanger the environment and infrastructure of our fragile and preserved island. Sincerely, The Sustain Dewees Coalition
(Chris John)

Please see attached.

(Attachment Below)
August 1, 2024

To Charleston County Zoning and Planning Department,

I am a member of the DIPOA Board of Directors and our Architectural Resource Board, but am writing you solely as an owner and year-round resident of Dewees Island to express my opposition to the short-term rental provisions of your proposed text amendment for Dewees Island.

Dewees Island was developed, as described in the 1992 Land Plan, with the primary policy of “In the development of Dewees Island the overall ecosystem will be changed not at all or as little as possible.” I am concerned that an ordinance that permits every house on the island to rent for up to 56 days with no provisions for environmental protection, enforcement, or restrictions has the potential to irreparably change the ecosystem.

Our infrastructure is over 30 years old and aging rapidly. Our water and sewer systems were not built to handle the increase in usage that this ordinance would allow. This over taxing of the system could likely lead to severe environmental damage. We do not have the parking lot capacity, our ferries would need upgrades, and our trash and recycling usage would increase. The island does not have a plan to address any of these issues.

There are many on the island advocating to pass this text amendment to allow the Dewees community to set whatever guidelines we determine ourselves without outside governmental restrictions. This ignores the fact that every owner on the island voluntarily acknowledged having received, read, and understood all of our governing documents at the closing on our properties, including the Conservation Agreement with the Department of Natural Resources. Every owner already agreed to be governed by this document which is intended to protect the natural environment of Dewees first and foremost. There is no logical reason Charleston County should knowingly change our zoning regulations to be so dramatically different from what we already are under from the state.

My urgent plea is to not allow changing Dewees Island from the most protected area of unincorporated Charleston County to the least, where every house is allowed to rent with almost no restrictions. This is an unprecedented lack of restrictions. Failing that, I respectfully request you to table this proposal for a minimum of 90 days. On July 25, the DIPOA Board passed a motion to maintain the status quo of not allowing any legal short-term renting unless and until the community can come together and develop a regulatory plan to address the many concerns. Given this, what is the rush to change the ordinance if there will not be immediate renting? In the absence of rejecting this proposal outright, tabling the proposal would have zero downside. Alternatively, allowing this proposal to pass has the potential for severe damage to the island if our community cannot come together on a plan before the Board is forced to change its position via legal threats from disgruntled owners. I believe the County must take the position of least harm, not reckless disregard for this unique environment.

Respectfully,

Chris John
247 Pelican Flight Drive
Good evening. My name is Wendell Reilly. Thank you for this opportunity to express support of the proposed Dewees Text Amendment.

Mary & I and our now adult children have been part of the Dewees community for over 20 years. We have never rented our home, but we recognize that short term renting was a well established practice on Dewees for over 25 years until 2018 when Charleston County passed an ordinance effectively banning STR on the island without notice or any input from the broader island community.

The resulting damage to the Dewees community, whether measured in terms of excessive POA legal fees, lower property values, lost friendships or mistrust of island governance, was made worse by County intransigence on this issue, which served a narrow agenda of a vocal few who are against renting of any sort but not the larger interest or consensus of the broader community.

According to every survey of the island taken in the last 6 years, a solid majority (usually around two thirds) of the community has consistently supported limited short term renting on the island. Please take a look at those surveys.

I believe the proposed limitation of 56 days per year is an appropriate nod to our Conservation Easement and, more importantly, it is the result of considerable negotiation and compromise among the island leadership.

I am confident that a responsible STR program with a limitation of 8 weeks per year can be successfully adopted on Dewees Island, balancing the interest of the community, the rights of home owners and the protection of our natural resources.

Thank you again this opportunity to write in support of the proposed Text Amendment.
According to every island survey administered by the Dewees Island POA over the last 6 years, a solid majority (usually around two thirds) of the Dewees community has consistently supported short term renting of homes with reasonable restrictions. We are pleased to see island consensus reflected in the proposed text amendment.

In light of our Conservation Easement and the SCDNR Resolution of July 14, 2022, we believe the proposed limitation of 56 days per calendar year is reasonable, representing the most restrictive limitation on short-term rental days where STR activity is permitted in the County and effectively eliminating the financial incentive for speculative investments in island real estate based on short term rentals. Since Dewees Island has been developed primarily as a second home community (as our 1992 Land Plan very plainly states), we also support the proposed language in the text amendment removing any “occupancy status or residency condition” requirement from the allowable STR activity.

The STR framework reflected in the proposed text amendment is the result of considerable negotiation and compromise and, we think, clarifies appropriately the overall zoning status of Dewees Island. We agree with the proposed changes related to the Huyler House and we support restoring Dewees Island as a Special Purpose District.

We continue to support the governance structure of Dewees Island and we are confident that a reasonable STR program can be responsibly adopted balancing the interest of the community, the rights of home owners and the protection of our natural resources.

Respectfully submitted, Wendell Reilly - Past President DIPOA

Wendell Reilly
Cell: (404) 680-7160
My Name is Brian Hann. I live at 654 Helix Lane Knoxville Tennessee and own a second home at 326 Pelican Flight Drive Dewees Island South Carolina. I am a board member and current President of the POA. I am writing this comment as a property owner on Dewees Island.

I strongly support this text amendment.

I am a plaintiff in the lawsuit filed against Charleston County and the DNR. I joined this lawsuit because I believe the proper processes were not followed to enact these zoning changes, including notification of property owners. I was elected to the board by the community and elected to serve as President with the full disclosure to the community that I am involved in this lawsuit. The majority of the community has supported some form of short-term renting on Dewees Island survey after survey. 56 Days is a prudent compromise for all parties.

Dewees Island is a unique second home community for many reasons. Our community requires services, structures and amenities that no other community in the county requires. Part of this text amendment corrects an oversight in regard to our existing uses on the island. There is one section of the text amendment pertaining to the Huyler House that still needs revision. The POA board intends to address in a separate memo.

Owners offering their homes for guest rentals has been a common practice and a valuable marketing tool on Dewees since the inception of the development in 1999. Many current homeowners on the island rented a home prior to purchasing. This island community will not persist without being sustainable on three levels. We must be environmentally sustainable first and foremost. A monitored, regulated and enforced rental program will not conflict with the conservation easement or the original intentions of our conservation community.

We must be fiscally sustainable. Taking away this ability to rent our homes has contributed to a significant decline in our rate base thus contributing to excessive fees and assessments. In 2017 the POA owned 7 lots and had 8 lots delinquent in POA fees. In 2018, when a minority group of owners convinced the DNR and the county to reinterpret our governing documents and effectively ban renting on the island we began to lose lot owners. As of 2024, the POA now owns 35 lots with 13 additional lots in some form of long term delinquency. This is not sustainable.

We must be socially sustainable. This misrepresentation of our community by a few people has caused distrust and skepticism of the POA’s ability to govern the island. The POA must represent the association. Decisions should not be made by a vocal minority.

I would like to thank the County Council in directing the Planning Commission to put forth this text amendment. We urge both bodies to pass this text amendment.

Brian Hann
President | Dewees Island POA
**Additional comment:**
I strongly support the passing of this text amendment. Thank you for proposing this change to the zoning code.

________________________________
Joel,

I have reviewed some of the comments recorded for the planning commission meeting. As you may know, there are many factual inaccuracies from some of the residents of the community. I have attached a survey of the community from 2019 when the controversy of the issue was in full force. At the end of the survey you will see a chart showing water usage on the island as well as a sheet showing HH losses due to the reclassification of this community asset. Do with this what you will. If you could add it to the packet that would be greatly appreciated.

For what it is worth, this survey was created by our Island legal counsel at the time. We have a more current survey indicating a similar support for a limited STR program but for some reason, the board forbid any board member from sharing it outside the community. I believe it was a concession made by the majority of the board to some other members just so we could get some current data. I will be traveling on the day of the meeting but hope to zoom in if possible.

Regards,
Brian Hann

*(Attachment Below)*
Thursday, May 09, 2019

Dewees Island Rental Survey

119 Lots in Good Standing with POA
8 Lots Not in Good Standing, 23 Lots under POA Control

108 Lots Responded to Survey
90.75% Response Rate
Representing 224 “Owners”
Q4: How many years have you owned property on Dewees Island?
Answered: 108    Skipped: 0

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<td>16.07%</td>
</tr>
<tr>
<td>15 - 20 years</td>
<td>18.52%</td>
</tr>
<tr>
<td>Over 20 years</td>
<td>27.78%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>108</td>
</tr>
</tbody>
</table>
Q5: Please choose the following answer that best describes how your property is owned: *Entity means a corporation, partnership, limited liability company, trust or other duly-formed legal entity.

Answered: 108    Skipped: 0

Q6: How would you classify yourself as an owner?

Answered: 108    Skipped: 0
Q11: Please indicate if you agree or disagree with the following statement: "There should be no more short term rentals on Dewees Island."

Answered: 107    Skipped: 1

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agree - I believe short term rentals SHOULD BE ALLOWED on Dewee...</td>
<td>10.25% 11</td>
</tr>
<tr>
<td>Disagree - I believe short term rentals SHOULD BE ALLOWED on Dewees Island WITHOUT Restrictions</td>
<td>13.08% 14</td>
</tr>
<tr>
<td>Disagree - I believe short term rentals SHOULD BE ALLOWED on Dewees Island WITH certain Restrictions (examples provided below in subsequent question)</td>
<td>76.64% 82</td>
</tr>
</tbody>
</table>

TOTAL 107

Q14: Did you purchase your property with the expectation of the potential to rent at some point in the future?

Answered: 107    Skipped: 1

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>30.64% 33</td>
</tr>
<tr>
<td>No</td>
<td>60.75% 65</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>8.41% 9</td>
</tr>
</tbody>
</table>

TOTAL 107
Q12: Please use the slider scale to indicate how you feel about short term rentals on Dewees Island:

Answered: 107  Skipped: 1

Q13: "If" restrictions on short term rentals are imposed by the POA, and assuming the restriction is legally permissible, which of the following restrictions do YOU FEEL could be FAIRLY applied to all owners? (Check all that apply)

Answered: 104  Skipped: 4
Q13: "If" restrictions on short term rentals are imposed by the POA, and assuming the restriction is legally permissible, which of the following restrictions do YOU FEEL could be FAIRLY applied to all owners? (Check all that apply)

Answered: 104    Skipped: 4

- A requirement that homes utilize a professional rental company to manage rental property: 42.31%
- A restriction that would prohibit the use of a rental agent and/or a professional rental company to manage rental property: 12.50%
- A restriction that prohibits marketing home rentals to the general public (rentals should only be marketed to family and friends): 19.23%
- A restriction that prohibits advertising any rentals for a period of less than six months: 9.62%
- A limit on the total number of gallons of water consumed and/or sewage produced (Fines Imposed for exceeding thresholds): 37.59%
- Other (please specify): 35.58%

Total Respondents: 104

Q9: Do you currently rent your home?

Answered: 68    Skipped: 40

<table>
<thead>
<tr>
<th>Answer Choices</th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes, I rent my home</td>
<td>20.59%</td>
</tr>
<tr>
<td>No, I do not rent my home</td>
<td>79.41%</td>
</tr>
</tbody>
</table>

TOTAL: 88
Q10: Do you use a professional rental agency?
Answered: 14    Skipped: 94

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>83.71%</td>
</tr>
<tr>
<td>No</td>
<td>14.29%</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
</tr>
</tbody>
</table>

Q7: How many persons or entities are listed on your deed as Owners?
Answered: 108    Skipped: 0

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td>31.48%</td>
</tr>
<tr>
<td>2</td>
<td>48.13%</td>
</tr>
<tr>
<td>3</td>
<td>6.45%</td>
</tr>
<tr>
<td>4</td>
<td>6.45%</td>
</tr>
<tr>
<td>5</td>
<td>0.00%</td>
</tr>
<tr>
<td>6</td>
<td>3.70%</td>
</tr>
<tr>
<td>7</td>
<td>0.00%</td>
</tr>
<tr>
<td>8</td>
<td>0.00%</td>
</tr>
<tr>
<td>9</td>
<td>0.00%</td>
</tr>
<tr>
<td>10</td>
<td>0.00%</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>3.70%</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
</tr>
</tbody>
</table>
Q8: You have indicated that you own multiple lots. How many lots do you own?

Answered: 19  Skipped: 89

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>36.84%</td>
</tr>
<tr>
<td>3</td>
<td>57.89%</td>
</tr>
<tr>
<td>4</td>
<td>0.00%</td>
</tr>
<tr>
<td>5</td>
<td>0.00%</td>
</tr>
<tr>
<td>Other (please specify)</td>
<td>5.26%</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
</tr>
</tbody>
</table>

Water Usage  Permit Limit is daily average 25k per day

Data Compiled by DUC Board Member
## Estimated Net Revenue Loss - Income from Change in Huyler House Operation

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2019</th>
<th>Reservations</th>
<th>Assumed % of Revenue</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Suite Reservations</td>
<td>172</td>
<td>78</td>
<td>0</td>
<td>80%</td>
<td>Suite Rents 2018 2019.xlsx</td>
</tr>
<tr>
<td>Dunes Generated Reservations</td>
<td>49</td>
<td>32</td>
<td>0</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>Dunes Generated Reservations %</td>
<td>29%</td>
<td>21%</td>
<td>100%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>DIPOA Reservations (Management &amp; POA Owners/Guests)</td>
<td>55</td>
<td>32</td>
<td>0</td>
<td>73%</td>
<td></td>
</tr>
<tr>
<td>Nights on Dewees Reservations</td>
<td>68</td>
<td>29</td>
<td>1</td>
<td>73%</td>
<td></td>
</tr>
<tr>
<td>Dunes Properties Generated Revenue $</td>
<td>$44,103.00</td>
<td>$18,580.00</td>
<td>$5,420</td>
<td>73%</td>
<td></td>
</tr>
<tr>
<td>Dunes Properties Generated Income %</td>
<td>73%</td>
<td>73%</td>
<td>0%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>POA Generated Revenue $</td>
<td>$16,632.77</td>
<td>$6,320.00</td>
<td>0</td>
<td>27%</td>
<td></td>
</tr>
<tr>
<td>POA Generated Income %</td>
<td>71%</td>
<td>75%</td>
<td>0%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gross Rental Income</td>
<td>$60,736</td>
<td>$24,900</td>
<td>$5,420</td>
<td>73%</td>
<td></td>
</tr>
<tr>
<td>Management Fees</td>
<td>$15,184</td>
<td>$6,225</td>
<td>0%</td>
<td>-11,084.28</td>
<td></td>
</tr>
<tr>
<td>Expenses (Housekeeping) Estimated at 6%</td>
<td>$3,640</td>
<td>$1,490</td>
<td>-2,150</td>
<td>-2,646.18</td>
<td></td>
</tr>
<tr>
<td>PWA Net Income</td>
<td>$41,912</td>
<td>$17,185</td>
<td>$5,095</td>
<td>73%</td>
<td></td>
</tr>
</tbody>
</table>

### Ferry Revenue
- Owner & Guest: $23,390, 58%
- Management Fees: $15,184, 62%
- Total: $38,574

### Golf Cart Revenue (est based on $25/day)
- Owner & Guest: $35,639, 50%
- Total: $40,173

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2019</th>
<th>Assumed % of Revenue</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Rental Income</td>
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<tr>
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<td>$41,912</td>
<td>$17,185</td>
<td>$5,095</td>
<td>73%</td>
</tr>
</tbody>
</table>

**Powered by SurveyMonkey**
(Steven Vienneau)

Zoning & Planning Department,

Please incorporate the attached comments into your decision to amend the Natural Resource Management Zoning District associated with Dewees Island.

Thanks,
Steven Vienneau, PE
President
Ridge Mechanical Inc.
Cell (336) 399-8005
Business (336) 882-3331
Fax (336) 885-2485

Additional comments

My family is opposed to the proposed changes allowing STR on Dewees for many reasons: environmental impact, multiple issues that will arise from inadequate infrastructure, law enforcement, emergency services and fire fighting capabilities. Overuse of the limited island septic facility can lead to leaching of toxic contaminants into wells and surrounding waterways, causing risk to public health and damaging critical marine habitat. With no bridge to the island, owners and renters will have to rely solely on the ferry system which cannot operate during severe weather, making it impossible to leave the island. There is no law enforcement to police unruly renters, alcohol, glass and unleashed dogs on the beach, and bonfires, open grilling and fires on the beach, theft, harassment, etc. Another concern is the likelihood of lawsuits stemming from lack of law enforcement, EMS, fire protection and unfenced active alligator areas which are a threat to small children and dogs.

(Attachments (2) Below)
Dear Mr. Evans,

My name is Steve Vienneau currently of Walnut Cove, North Carolina. My wife and I plan on making Dewees Island our permanent residence as soon as Chip Naramore of Naramore Construction finishes building our new home there.

It is my firm belief that the infrastructure of Dewees Island wasn’t designed for heavy public use. When the original developers asked if they could develop Dewees, they were told yes, but only under very strict parameters. The development had to be limited in scope, done in a way as to protect the natural environment and no commercial enterprise would ever be allowed. So, with those parameters in mind, the Dewees Island Agreement between Property Owners and SC Wildlife and Marine Resources Department was signed, and matching infrastructure plans were drawn. Fifty years later, we have today’s Dewees Island with its limited infrastructure and no public services.  **Just to be clear. Even though we pay the same tax rates as IOP residents we don’t have public water, we don’t have public sewer, and we have very limited firefighting capabilities.**

Our water/sewer systems struggle to meet the demands of the current sixty dwellings. The studies I have reviewed indicate that short term rental water/sewer use increases by 74% versus non-STR residences with a 100% usage increase during the peak months of July and August. In addition, our sewer leach field permit with DHEC is only 25,000 gal/day. **Who is going to pay to clean up the nearshore fisheries when they get contaminated by wastewater pollution?** Finally, our firefighting capabilities are so limited, that when the last house on Dewees caught fire, not only did that house burn to the ground but the one next to it burned to the ground as well.

This is why I say that the infrastructure of Dewees Island isn’t designed for full public access. Allowing short-term rentals is equivalent to changing the Island’s original development criteria. This would be like changing land zoned for residential use to heavy manufacturing with no consideration for water, sewer or road infrastructure. It just wouldn’t be done. If the County decides to proceed with these amendments, they will be forcing Dewees Island to join the South Carolina tourist industry without providing the necessary infrastructure improvements. **Just think about the angry calls you will get from owners of million-dollar properties because they can’t flush their toilets without it backing up into their home. The County will be seen as responsible because the County didn’t ensure the code required infrastructure was in place before allowing the changes.**

Now if the County wants to provide us with a 5 million dollar public water line extension and a 10 million dollar public sewer pump station with sewer line extension, then we could probably manage the influx of visitors.

Sincerely,

**Steven Vienneau**

Steven Vienneau, PE, President
Hello, my name is Kimberly Vienneau. My husband and I own 2 lots on Dewees Island, 219 and 215 Pelican Flight Drive. We are highly opposed to short term rentals on Dewees Island for several reasons; multiple issues that will arise from inadequate law enforcement, emergency medical services, and fire-fighting capabilities, inadequate infrastructure and the potential for detrimental non-reversible environmental damage to the fragile ecosystem on Dewees Island.

Dewees Island has only one person who doubles as the fire chief and public safety officer. He also spends time distributing all mail and packages that arrive on the ferry each day. This person does not have any official Charleston County uniform or identification, he is not authorized to carry handcuffs or a weapon, and he has no official authority to restrain, arrest or detain anyone. Emergency response time for Isle of Palms is 5-10 minutes, compared to 35 minutes for Dewees Island, and that is dependent on good weather. There could be significant delays during lightening, and high winds and rain throughout the year, and even more so during hurricane season. These delays could have catastrophic consequences for public threats, emergency medical situations and fire hazards. Property owners on Dewees understand the consequences and risks of living on Dewees Island and therefore, the community is based on respect, trust and cooperation. In contrast, the general public depends on the local government to have ordinances and personnel in place to protect them from unknown risks and danger. Unfortunately, there are also those who seek out weaknesses in presence and authority to take advantage of the situation. There are so many ways situations could get out of hand on Dewees Island: a group of renters with glass bottles on the beach getting drunk and belligerent, threatening others around them; a group of renters determined to have a bonfire or a grill on the beach, starting a fire that ravages the island; a thief working alone or in tandem to rob houses or art from an exhibit at the Huyler House. How does the County intend to protect property owners and renters alike from short term renters who come to Dewees because they know there is no actual police presence on the island? How are we supposed to enforce rental house capacity? How are we to police 2 people renting a house and 20 more showing up on boats so they can stay on the island and have wild parties all weekend? How is one unarmed security officer supposed to subdue a group of people out of control? What if a renter, a group or renters or guests looking to escape law and order bring guns to the island? How is our unarmed, unofficial security officer supposed to subdue or detain a belligerent drunk with a gun, or worse, a group of belligerent drunks with guns? What is he to do if he responds to a call and meets a thief with a gun? How is the county going to explain to the security officer’s family, property owners or unsuspecting renters that have been threatened, injured or in the worst case, killed; that they allowed renting on an island with absolutely no law enforcement or EMS presence on the island?

February 7, 1975, the Dewees Island Agreement between property owners of Dewees Island and SC Wildlife & Marine Resources Department was signed. The 1st Covenant in this agreement states, “No commercial activity of any nature shall be allowed on Dewees Island; however, minimum service and support activities and related facilities shall be allowed......”. Collecting money weekly from STR’s is clearly a commercial activity and facilities on Dewees were designed for minimum use. According to multiple studies, short term rental water/sewer use increases by 74% versus non-STR residences, with a 100-110% usage increase during the peak months of July and August. At present, Dewees Island septic drain field is surrounded by 6 observation wells which the county checks several times a year to check for pathogens, nitrates and other contaminants leaching from the drain field into the surrounding waterways. These ponds, creeks, salt marshes and sea grasses are critical marine nursery habitats for multiple crustacean, fish, reptile and avian species. With an influx of STR’s with 75 – 110% more water/sewer usage, the chances of our septic system that was designed for minimum use failing increases dramatically. This would cause catastrophic damage to the critical natural marine nurseries in and around Dewees Island.

Another detrimental environmental impact caused by STR’s is the destruction of critical shorebird and turtle nesting sites on Dewees Island. Typical STR laws allow 2 people per bedroom plus an additional 2-4 people,
depending on age. Therefore, the same 5-bedroom house can house 10 – 15 plus people. With 3 to 5 times more people per rental house comes more unleashed dogs. Because there is no official law enforcement or DNR presence on Dewees, there is no way to enforce the lease law for dogs. Because of that, there will be a significant number of unleashed dogs running around the island and in the dunes destroying shorebird and turtle nests and chasing and harassing birds on the beach, in and around the Huyler House pond, creeks, marshes, and impoundment pond.

Covenant #10 in the Dewees Island Agreement states, “No activities detrimental to drainage, flood control, water conservation, erosion control or soil conservation, or fish and wildlife habitat preservation shall be allowed.”

Covenant #11 states, “No other acts or uses which are incompatible with the preservation and maintenance of the island in its natural state and in compliance with the long-range comprehensive development plan shall be allowed.”

Covenant #12 states, “All rights, covenants, restrictions and promises herein enumerated shall be binding on both the owners and their successors as well as the Department or its successor; and such rights, covenants, restrictions and promises shall run with the land.”

It is clear that STR’s will negatively impact the island’s natural resources, marine and wildlife habitats and the limited infrastructure. The Dewees Island Agreement was designed to ensure the preservation of one of the few remaining critical coastal areas in SC. The property owners along with the applicable governing bodies are the stewards of this island and we are all legally bound by the signed Dewees Island Agreement. The proposed amendments and re-zoning laws directly violate the Dewees Island Agreement and make it very likely that the County will face additional legal action.

As if violating the Dewees Island Agreement isn’t enough to enrage property owners, Dewees Island residents pay the same county taxes as those on Isle of Palms and yet we receive a fraction of the services. We have no public water or sewer and no law enforcement or emergency services on the island and very limited fire-fighting capabilities. As long as Dewees is allowed to remain a small, island nature preserve, not exposed to unlimited guests and their dogs, that is acceptable. However, allowing STR’s changes the original purpose and vision of the island from a protected environmental preserve to a commercial tourist destination. And doing this without providing otherwise standard public services is not only unlawful according to the Agreement, it is also inequitable and unethical, and downright shameful and inexcusable.

If these text amendments are passed, it will be quite obvious that the County is not acting in the best interest of its citizens or the critical SC coastal environment, but instead, slinking away from an invalid lawsuit instigated by a minority on the island. These plaintiffs do not have the best interest of the fragile island environment, the homeowners, or visitors in mind. They simply want to exploit the island and its natural resources for their own personal gain, regardless of the environmental cost. If the County passes these text amendments, they will make it clear that they would rather idly stand by and allow that exploitation rather than uphold the law and protect the Island and the citizens they were given the opportunity to represent.

Thank you for your consideration,

Kimberly Vienneau
(William Kastler)

Rather than a statement for or against short-term renting (“STR”), I submit a question.

In 2020, as an officer of the Dewees Island POA Board, I was involved with the STR issue. I learned how and why the South Carolina Department of Natural Resources (“SCDNR”) received a conservation easement over the entirety of Dewees Island. The SCDNR’s last communication with the POA (that I am aware of) was when SCDNR proposed a framework for rental on Dewees Island. That letter (attached) demonstrates SCDNR’s authority as a stakeholder on this issue.

The questions simply stated:

1) Is Charleston County, or the Planning Commission coordinating with SCDNR on this issue?
2) Can you be transparent with those communications? It would be prudent to mitigate confusion/conflict that will likely arise otherwise.

Sincerely

William V Kastler

cell: (864) 386-2500

bkastler@gmail.com

(Attachment Below)
January 17, 2020

VIA EMAIL

Dr. Peter Cotton - VIA U.S. MAIL AND EMAIL - pbcpoa@gmail.com
President, Dewees Property Owners Association
273 Old House Lane
Dewees Island, SC 29451

Ms, Carol B. Ervin — VIA EMAIL - cervin@ycrlaw.com

Ms. Elizabeth A. Dieck — VIA EMAIL - eadieck@mvalaw.com

Mr. David B. Wheeler — VIA EMAIL - davidwheeler@mvalaw.com

Re: Dewees Island Conservation Easement

Ladies and Gentlemen:

SCDNR has diligently reviewed the correspondence and proposals received from you. We have spent a considerable amount of time and energy on the issue of whether the prohibitions in the 1975 Conservation Easement held by SCDNR (the "Dewees CE") and other land use guidelines prohibiting "commercial activity" forbid residential rentals (whether long-term or short-term) and other related activity (collectively "Rental Activity") on Dewees Island ("Dewees").

Initially, SCDNR set out its position on this matter in Director Taylor's April 25, 2019 letter and fully stands by that position. But as noted in my September 26, 2019 letter, SCDNR remains discouraged that the Dewees residents and other stakeholders in this matter have not yet come to a resolution as was requested last April and numerous times since. Given the large number of stakeholders (renting owners, never-renting owners, occasional-renting owners, Dunes Realty, Dewees Island POA, Charleston County, environmental interest groups and SCDNR), however, SCDNR realizes the difficulty inherent in reaching such resolution. Nonetheless, SCDNR seeks to bring the parties together and proposes the attached framework as a possible means for a settlement of this matter.

SCDNR believes and trusts you agree that it would be beneficial to all stakeholders, including SCDNR, to have this resolved short of prolonged litigation, which would subject all of us to great time and expense.

The attached SCDNR Proposed Rental Framework is submitted for consideration in hopes of brokering a compromise, avoiding litigation, and healing the discord among the residents, who remain the primary stewards of the State's natural resources on Dewees. The proposed framework allows a degree of Rental Activity; but Rental Activity is limited to 15% of the existing
built residences, minimum stay requirements will preclude overnight Airbnb type operations, the rental of a residence is limited to 28 days per year, and internet and all other advertising is restricted to an internal or intranet Dewees site. Further, additional lands to be agreed upon are to be set aside and not developed. Many of the very specific guidelines and regulations proposed by the POA and the non-renting/limited renting owners in their respective proposed guidelines are not addressed, as SCDNR believes such should be left to the owners to determine.

SCDNR's primary focus remains on the current and future impact of Rental Activity on the State's natural resources and conservation values on Dewees protected by the Dewees CE. SCDNR continues to believe very strongly that unrestricted Rental Activity may have an adverse impact on these protected resources. With the appropriate and reasonable limits on Rental Activity in the proposed framework, SCDNR believes that Rental Activity limited in the manner proposed will not harm the conservation values and natural resources protected under the Dewees CE. As noted, such protection is SCDNR's primary mission under the Dewees CE. Further, the protection of additional lands would be beneficial to the long-term protection of the State's natural resources on Dewees. Accordingly, SCDNR believes it is appropriate to seek a settlement of this matter in the framework proposed with hopes of bringing the parties together to reach a mutually acceptable compromise. This would avoid protracted litigation and the risk that unrestricted Rental Activity would continue and increase.

SCDNR makes this proposal with the expectation of achieving a settlement, but reserves all rights and remedies under the Dewees CE and applicable law should this matter not be resolved.

The agency believes the proposed framework offers a reasonable basis for moving towards a resolution of this matter and expects the parties to this dispute to review the proposed settlement and come to a consensus, if not an agreement, on a framework along the lines proposed by February 14, 2020. The agency looks forward to hearing from you on the satisfactory resolution of this matter and the furtherance of a durable stewardship ethic on Dewees Island.

Very truly yours,

Robert H. Boyles, Jr.
Interim Director, SC Department of Natural Resources

Attachment cc: Mr. Bernard E. Ferrara, Jr. — VIA EMAIL - BFerrara@charlestoncounty.org

CONFIDENTIAL
FOR SETTLEMENT DISCUSSION PURPOSES ONLY

JANUARY 16, 2020
In an effort to resolve ongoing differences over the renting of property on Dewees, SCDNR proposes the following framework:

1. **Role of POA.** SCDNR will expect the POA to continue to minimize the effect of having guests and renters on Dewees, to ensure that all guests and renters understand the culture and rules of Dewees and that certain financial and/or legal procedures are in place with regard to the guests and/or renters.

2. **Additional Protected Lands.** Additional lots or areas on Dewees are to be dedicated and restricted against further development. SCDNR will work with the POA to identify lots and properties which would be most suited for protection in order to enhance the conservation values on Dewees and further protect the State's resources.

3. **POA Certification.** As part of SCDNR's monitoring of Dewees under the Dewees CE, SCDNR will expect the POA to certify annually as to compliance with this framework.

4. **Renting Activity and Restrictions.** No property owner on Dewees nor the POA shall be allowed to rent or lease a residence except in accordance with the following restrictions and conditions:

   (a) **Charleston County Zoning Ordinances.** All rental activity will need to be in accordance with Charleston County Zoning Ordinances including any applicable ordinances governing short term rentals, as well as other health, safety and other such matters.

   (b) **Limited Number of Residences.** The number of residences rented to other owners shall be not restricted; but the number of residences rented to non-owners at any one time would be limited to 15% of the existing built residences. The Board will be empowered to permit up to two (2) additional residences for limited times under special circumstances.

   (c) **Maximum Days Rented.** The number of days that a residence can be rented per year will be no more than twenty-eight (28) days; provided a residence rented to another owner shall be not be included in this calculation.

   (d) **Advertisements.** No property owner nor the HOA shall contract with or allow any platform based commercialized rental activities or use any other means to advertise their residence for rent or lease, except through a POA intranet site accessible only to Dewees property owners.

   (e) **Brokerage.** No property owner nor the POA shall contract with a rental agency, realtor, broker or other entity to advertise and rent a residence.
(f) Minimum Stay. The minimum stay for anyone renting a residence shall be fourteen (14) days from Memorial Day Weekend through Labor Day and seven (7) days at all other times. This restriction shall not apply to owner to owner renting of a residence.

(g) Extended Rental. The renting of a residence to an individual(s) who intends to occupy the residence as a primary residence for a term in excess of six (6) months shall not be subject to these restrictions.

(h) Guest Services. Property owners renting residences to non-owners shall be permitted to have one (1) individual to meet a first time renter for purposes of explaining the rules and regulations noted above and other matters pertinent to a stay on Dewees.

5. Huyler House. Rental of rooms at the Huyler House shall continue, subject to and in accordance with the 1996 Guidelines and Land Use Plan.

6. Monitoring and Enforcement. The POA will monitor and enforce compliance and other related behavior and enforce any violations with the appropriate fines and sanctions. Should the POA fail to act after notice to it from SCDNR or any concerned property owner, SCDNR or a property owner shall be entitled to bring an enforcement action.

7. Owner to Owner Renting. Owner to owner renting shall include the renting or use of a residence by the immediate family of an owner.

Dear POA members, My name is Molly Hendrix. I am a second homeowner on Dewees Island. I would like to share my opinion on short-term rentals. Attached is the letter I have sent to Charleston County. Please reach out to me with any questions. Thank you for your time. Sincerely, Dr. Molly Hendrix

(Attachment Below)
Dear Charleston County Officials,

I believe in the right to have short-term rentals (STRs) on Dewees Island. My family has owned property on Dewees since 1996. We built our second home there in 2001. We have been members of this once-symbiotic community much longer than many of the newer full-time residents who oppose STRs. In the 1990s, the island was marketed as and encouraged by the realtor to be a second home/rental-friendly place. The island needed a rental program so that future homeowners could get the full Dewees experience and would be compelled to purchase on Dewees. Based on that, the wonderful community, our love for the environment and all the islands’ magnificence—my family decided to make it happen. My father served on the board for many years and volunteered his time to make Dewees a better place.

I don’t have any interest in advertising on Airbnb, VRBO or other public spaces and I certainly don’t want the island or our home to become a tourist destination. I think the County allowance of 56 days/8 weeks is appropriate and believe that rules/restrictions should be in place. I think everyone on the island should be part of determining these guidelines. In my opinion, Dewees will never become a popular spot for tourists and crowds just because of lack of amenities and nature of the island. Also, 56 days/8 weeks of renting does not prove to be lucrative, especially to corporations that would typically build an Airbnb for profit. We must maintain the right to have STRs for potential buyers, children and grandchildren of homeowners. Home values and sales could decline if we do not establish a rental program in some capacity.

When we were renting our home, there were strict guidelines in place to ensure our guests would respect this sacred place. All renters had to take an educational module about Dewees, the recycling program and the rules that they had to follow if they were to visit the island. Guests have never been required to take this module. Most of the families that rented our home were repeat renters. Many of the families expressed an interest in purchasing a lot on the island but would like to retain the right to rent with restrictions. They respect the island and care for it as we do. No one wants a rental program that would invite crowds of tourists and beachgoers. But I don’t think we should give up the right to do so for the future marketability of this island.

We have never had an adverse event with renter families. We have had some owner guests that rented our home for a wedding on the island and suffered property damage during that time. Recently, there was a fire set to palm trees on the beach by a guest of a homeowner. We visited for two weeks during the pandemic when no one was renting, and I rode around the island picking up plastic and trash on the golf cart path. At that visit, ferries were packed with young adults, and it was the most crowded I have ever seen the beach in my 30 years of visiting Dewees. It is well-documented that guests of homeowners have been the source of any adverse events, not renters. It would be very inaccurate to say that educated renters have and will destroy the island.

To those that argue that renters have no accountability, I would propose an ambassador program for renters. Maybe homeowners that chose to be in a rental program be required to present the profile of a visiting family before they visit, continue with the educational modules, and work with the community. Candid, open and honest conversations surrounding a rental program must include facts. There is no evidence to suggest that renters in moderation add extra stress on the precious natural resources or environment more so than an owner occupant of a home on Dewees.

I urge the County to grant Dewees Island the right to establish its own regulations. Thank you.
August 7, 2024

RE: Proposed Amendments to the Charleston County Zoning and Land Development Regulations Ordinance Concerning Dewees Island

To Whom it May Concern:

Dear Charleston County Planning Commission

I am in favor of the proposed Text Amendment and bringing back short-term rentals to Dewees Island. We purchased our lot in 1996 and built our home in 2001. Our primary reason for buying on Dewees Island was to create a family home on such a beautiful and pristine island. The one that loved Dewees the most was our matriarch, Charlotte, who enjoyed the peace, wildlife, walking on the beach and enjoying making special memories with her family. Sadly, she is no longer with us, having passed away at 96.

We were encouraged by the developer of Dewees Island to rent our home from the very beginning and we rented many homes on Dewees while building our home. Rentals were a part of Dewees and helped with the high cost of owning property there. Our Covenants allow for short-term rentals. I am hopeful that our Community can come together on a plan to make the rental program one that will work for everyone.

Martha Piemmons
August 7, 2024

RE: Proposed Amendments to the Charleston County Zoning and Land Development Regulations Ordinance Concerning Dewees Island

To Whom It May Concern:

Dear Charleston County Planning Commission:

My name is Dwight Plemmons, and I am a managing member of Charlotte’s Pearl LLC. Our family purchased a lot on Dewees Island in 1996. We built our home on the Island in 2001. After we purchased our lot, we spent the next four years planning the house we wanted to have. We worked with builders and architects to design the house to make it affordable for our family.

From the beginning of this process, we were very encouraged by the Developer that we could help offset the high cost of owning on Dewees by renting our house on a short-term basis. The POA had just formed Dewees Rentals and it was administered by the Dewees Island staff. They advertised the homes on the Island for rent and worked with the tenants to provide a wonderful experience while on the Island. They provided cleaning services and handled the reservation services for the owners who wanted to rent their homes. Dewees Rentals was started to help second-home owners provide financial help when they were not using their homes. It also gave prospective buyers a chance to come and live on the Island for a few days to see if it was right for them. The Developer saw Dewees Rentals as a strong marketing tool to bring prospects to the Island.

Over the next eighteen years, we rented our home along with as many as nine other homeowners each year. We of course never made a profit on the rentals, but it helped us pay some of the expenses. The flexibility of having a short-term rental option encouraged lot owners to invest in the considerable costs of building on the Island, which costs are inflated, in part, due to the Island being isolated and only available through use of a ferry.

I was able to serve on the Dewees Island POA Board of Directors for six years. In 2019 the Board of Directors was informed that Ronnie Bonds was coming to a meeting with a presentation. I remember standing in the Huyler House great room when a man came through the door and over to me and introduced himself to me as Ronnie Bonds. He began to tell me “he was going to stop short term rentals on Dewees”. He went on to explain he was a lawyer and had spent many of his working years in Columbia, SC. He said he knew the people and the methods which could stop short-term rentals on Dewees. I just stood there and listened to him until the meeting began and Mr Bonds gave his presentation.

He was right in that he and some other politically connected owners on Dewees Island could stop short-term rentals, at least in the short term. This small group of owners who represented a small fraction of owners on the Island were able to have Charleston County threaten those of us who rented short-term with fines and jail time. This encouraged or forced many of the owners to sell because our property rights had been taken from us. Our family along with some other owners filed a lawsuit against the State of SC and Charleston County to regain our property rights. We found out in this litigation that when adopting short-term rental restrictions, the County Planning Commission and leaders were not thinking about Dewees Island and the potential impacts that word-smithing
regulations might have on our isolated community. In fact, the most recent changes to move NRM zoning and Dewees Island from a special purpose zoning district to one of the many general districts resulted in greater confusion as to what uses were allowed on the Island. For decades, the Island existed in peace, removed from the County’s focus on properties on the mainland, where the County deferred to Island guidelines in permitting new uses or construction. These text changes seek to restore that deference with the added understanding of a compromise of a 56-day annual cap on short-term rentals to folks not owning on the Island.

Dewees Island had always been zoned NRM which allowed us to make our own decisions as a community. Our Covenants allow for short-term rentals. After the lawsuit was filed, Charleston County changed the zoning of Dewees Island without any due process of the law which always allows hearings, letters to owners and input from the citizens affected by the change. As of the last couple of years, County staff has taken a narrow view of construing the County regulations of what is allowed on the Island, even though it was admitted by them that Dewees was not part of the property being considered by the Commission or County leaders. If the County staff is correct, our property rights were taken without notice and that should never have happened. Our family is in favor of the proposed text amendment. It clears up the mess that we find ourselves in. We have not rented our home on a short-term basis for about four years due to the duress caused by the uncertainty of County enforcement. A sad consequence of preventing short-term rentals is that we still desire financial assistance from renting, which we have been doing on a long-term basis – 30 days or greater durations. This longer period of tenant occupancy has reduced the amount of time that my family can spend on the Island.

Hopefully now the POA Board can now move forward with guidance on how the rental plans will be governed and it will be good for us and the Community. It will help property values by giving rental options to prospective buyers and will increase property sales as people will once again be able to experience the wonder of Dewees before they buy.

If this text amendment passes, Dewees Island will now be able to self-govern again. The Huyler House will be able to operate like the Inn it was designed to be. I feel like our property rights and Dewees Island as a whole will be greatly improved.

Thank you for your thoughtful consideration.

Dwight Plemmons
(Jim & Esther Doyle – One comment, one email, and one letter with two attachments)

Short-term renting as experienced in the past has been detrimental to Dewees financially, socially, and environmentally.

Dear Mr. Evans, Mr. Ferrara, Mr. Deantonio, Ms. Melocik,

My husband and I have been full-time residents of Dewees for 20 years. I believe I speak for the majority of homeowners, both full-time and part-time.

The development on this island was approved only because of strict parameters approved by the SCDNR which protects in perpetuity the natural undisturbed condition of this fragile barrier island. Thus the DNR Conservation Easement/Plan for Dewees Island.

We have had POA boards over the past several years that have increasingly become more and more commercial/income stream minded, especially with the current popularity of owning rental property. This is at the expense of our island ethos, community, tranquility, financial stability. We have a group that has gained control of the island politics, atmosphere, and it’s future. They have created huge legal fees without the entire board’s knowledge, accepted back many lots with no repercussions for the unimproved lot owner without the entire Board’s knowledge. This has increased the pressure financially on the remaining residents as no spending cuts have ever been proposed to make up for the short-fall. The POA now owns approximately 35 lots. The goal appears to be to turn Dewees into a tourist destination, ignoring the fragile ecosystem on Dewees and our SCDNR Conservation Easement. Another tactic being pursued is this current attempt to amend dramatically our zoning restrictions and the majority of our zoning specs. This is incomparable with our Covenants, DNR Conservation Easement, Island Master Plan, and Design Guidelines.

Our POA Board President and Treasurer are none other than 2 of the 3 part-time homeowners (6% tax) homeowners who have filed a lawsuit, “Charlotte’s Pearl”, against Charleston County concerning the STR ordinance. If this isn’t a conflict of interest, I don’t know what is! Two other new board members who back-up the votes of these 2 are relatively new part-time homeowners. One has never been on any committees and the other maybe one committee. They are not as engaged in a way that past nominating committees have required of candidates before being considered as a potential nominee for the board. Based on their voting record, they are obviously pro-STRs.

We and many other residents vehemently oppose this amendment which allows for uncontrolled, unmonitored extensive STRs. To approve of such will completely destroy this fragile ecosystem as it runs totally counter to our written DNR Conservation Easement and our residents obligation to protect it from being overrun with many human footprints. Indeed, it is the reason we and many others bought into the Conservation Easement and its protection of this fragile environment.

The following is a documented statement in our ARB and Environmental Guidelines:
"A. Impact Philosophy
The philosophy of development at Dewees Island is to limit impact on your neighbor and the native environment and natural character of the Island, and for the presence of man to have a positive impact on the environment and ecosystem now, and in the future. This is reflected in the Design Guidelines, the Master Plan, and the Island Covenants. Impact on the island is inherently limited by the regulating bodies of South Carolina the have approved the Island Master Plan limiting development to 150 home sites and supporting facilities. The Master Plan is more than just a statement of desires; it is a legal document - a commitment by Dewees Island to the state. Once the homes are built, there can be no further development of the Island. Homes proposed for the island will be reviewed for compliance with the Design Guidelines. The Guidelines provide the direction needed to reduce the visual and physical impact of building on the Island. Homes built in accordance with the Design Guidelines should harmonize with the native character of the Island and preserve your privacy and that of your neighbors. To ensure that the protective measures of the Master Plan and Design Guidelines remain in perpetuity, there are Island Covenants which require abidance by every future resident. This combination of items is designed to inspire a shared vision and protect your investment through environmental sensitivity."

I’m begging Charleston County to enforce their ordinance as is, and ask DNR to reinforce their obligation to Dewees in their legal standards set for Dewees from day one.

Sincerely,
Esther P. Doyle
293 Old House Lane
Dewees Island, SC 29451

Ms. Myra Reece, Director
South Carolina Department of Environmental Services

Dear Ms. Reece,

The development on this island was approved only because of strict parameters approved by the SCDNR which protects in perpetuity the natural undisturbed condition of this fragile barrier island. Thus the DNR Conservation Easement/Plan for Dewees Island.

The attached documents are respectively submitted in opposition to the recently proposed text amendment to the STR ordinance currently before Charleston County.

Dewees Island is a very environmentally unique and fragile barrier island. It is only 1200 acres composed of 500 upland acres of maritime forest. The remainder acreage is marsh and wetlands. I, along with a great number of residents and owners are very concerned about the
negative impact of short-term renting on our ecosystem and community. As you probably know, Charleston County has a prohibition regarding STR that does not permit the renting of homes to non-owners.

I am submitting my letter to Charleston County in preparation for their hearing on Tuesday, July 16th. Also included in this memo is a letter from Walter Taylor who is president of the Dewees Island Utility Board (DUC) that oversees the island water, sewer, and trash management infrastructures. SCDES is very familiar and involved with that.

As you can see, the impact of - effectively - unlimited short-term renting will have a significant material impact on not only our environmental footprint but also on the islands nuts and bolts ability to support the large number of additional people.

We and many other residents vehemently oppose this amendment which allows for STRs. To approve of such will completely destroy this fragile ecosystem as it runs totally counter to our written DNR Conservation Easement and our residents obligation to protect it from being overrun with many human footprints. Indeed, it is the reason we and many others bought into the Conservation Easement and the protections it required for this fragile environment.

I would ask that you consider the negative outcome of the change in zoning and resulting impact. Charleston County, SCDNR and SCDES have all been involved in the history, management and support of our island and we ask for your continued support.

With his permission, I have attached the following letter to our POA Board, from Walter Taylor, Dewees Island DUC President,

Sincerely,
Esther P. Doyle
293 Old House Lane
Dewees Island, SC 29451

cc: Myra Reece, Director
    SC Dept. of Environmental Services

(Attachments (3) Below)
August 8, 2024

Re: Dewees Island Text Amendments

To: Charleston County Planning Commission, DHEC

We are long time owners on Dewees Island, living at 293 Old House Lane. On July 25, 2024, the DIPOA Board of Directors held a meeting and voted to provide to the Planning Commission a letter recommending approval of the Dewees Island proposed text amendments. You have likely received this letter by now. After watching this meeting and the discussion surrounding approval of the text amendments, we believe that the letter is misleading, inaccurate, and does not provide the context that is important for your full understanding of the lack of consensus on this issue. To put it mildly, it was a very heated discussion and a conclusion being that the Board does not know what the community wants. Attached is a transcript of the meeting that we ask that you review.

The Board’s letter to the County implies that the DIPOA Board was unanimous in its approval of the text amendments. In fact, the vote was four in favor with two opposed. *(Note) The two Board directors who opposed the motion did so for the following reasons:

1. The Board should first hold a referendum to determine whether or not to support the text amendments and a change in uses; having failed to do so, the Board’s letter is nothing more than the current Board’s feedback to Charleston County.

   The referendum issue was raised by several Board members at the meeting, but no formal vote was taken. According to our covenants and bylaws, wholesale changes to the uses of our homes – which is exactly what the text amendments do -- can only occur by a referendum. In fact, the Board’s attorney advised in January 2024 that the most defensive way for the Board to prohibit, allow or regulate STRs is an amendment to the covenants which would require a 75% vote of the membership.
*Note: There are seven Board members; two of the Board members have a pending lawsuit against the County to impose short-term renting on the Island. One of the plaintiffs/members voted in favor of the text amendments; the other members/plaintiffs is the Chairman, who is not allowed to vote unless there is a tie. The two members who opposed supporting the text amendments are full time residents of the Island.

In addition to the use change, the bylaws provide as follows:

"Section 2.3.3 Retention of security forces and implementation and enforcement of security measures to limit access to DI to Property Owners, and subject to the provisions of these Bylaws and the Covenants and rules and regulations adopted from time to time, to Members, Guests and others." Therefore, to allow access to Dewees Island by short-term renters, a referendum must be held to amend this provision, among others which conflict with the text amendments allowing short-term renting on Dewees.

2. The Board requested feedback from the community as to their opinions on the proposed text amendments to better inform their communication with the County; yet the Board has withheld that feedback from the County. I understand that at least 40 members of the community gave comments to the Board, and they are roughly split on their support/opposition to the text amendments. Yet, those comments were not mentioned much less attached to the Board’s letter to the County. How difficult would that have been to attach the comments? The reason the community comments were not forwarded to the County is because they show that the Board does not have the 75% vote of the property owners, which according to the Board’s attorney, is required to give the Board the authority to support changing the Island from no renting to allowing short-term renting.

3. Moreover, there is no candid disclosure in the Board’s letter that the Board was not unanimous on the text amendments, but instead had a vote of 4 to 2 (with two voting members, Pres. and Treas., in favor being plaintiffs in the lawsuit against the County). Instead, the Board’s letter “encourages” the County to move forward with the amendments, which suggests that the Board members were all of one mind. The Board’s letter to the County is directly contrary to advice from the DIPOA legal counsel that was solicited in January. The Board’s attorney advised “given the controversial nature of STRs, the Board should take care to ensure that whatever feedback it provides to the County, accurately reflect the will of its members.” Additionally, the attorney advised that it should be made clear to the County that any statement is from the current Board and is not a product of the opinion of its membership; and that the
membership has not voted to amend DPOA’s governing documents. The letter clearly ignored this advice.

Moreover, we as owners were never provided with copies of the comments from other property owners. What I do know however, is that the public comments to the Zoning Staff on July 16 demonstrate how divided the community is on the subject of short-term rentals on the island. Surely this is not a sufficient showing from the community to justify going from no short-term renting to 72 houses being allowed to rent 56 days per year, with no regulation or enforcement in place. How does this change support the unique nature of the Island, as claimed in the Board’s letter?

4. The DIPOA Board failed to mention in its letter to the County that the Board approved committing to a moratorium on approving any business licenses for an owner to rent their house on a short-term basis unless and until regulations are developed. This omission is important because it impacts the need for the County to act on the text amendments at this time. The two objecting Directors proposed requesting a 90-day continuance from Charleston County to allow the Dewees Island community time to formulate a consensus on short-term renting. This proposal – not mentioned in the letter to the County - was intended to eliminate the risks involved with, on the one hand, the text amendments passing, and on the other hand, the community potentially not being able to reach consensus. As it stands now, if the text amendments are approved, short-term renting would be allowed, unabated and with no regulation or enforcement on the Island. Moreover, the Board could reverse itself and approve licenses to any who applied. The risk of this may or may not be small but undoubtedly is greater than maintaining the status quo until such discussions can be held and the Board provides assurances that they are willing and able to control renting, and by what well-defined measures, if approved by the community.

In other words, what is the rush? There has been no lawful short-term renting on the island since the County’s ordinance was enacted in 2018 (although unlawful short-term renting has occurred) isn’t it more reasonable to hold off on approving the text amendments for 90 more days until safeguards can be put in place, assuming the community even wants short-term renting? Isn’t it arbitrary for the County to approve the text amendments at this time without the County and the community knowing the impacts of the text amendments on the Island’s infrastructure, public safety, and environment? These issues are critical to the future of the Island, but the Board never considered them before providing its support for the text amendments.

5. Several of the Board members urged passage of the text amendments so we can govern ourselves and take back control from the County government. Frankly, this
argument is ridiculous, illogical, and frightening. Under the status quo, we have every right to decide whether short-term renting, if any, is allowed on the Island. What is clear from the Board’s meeting is that the Board is divided on the issue and the Board does not know what the community wants; yet it is willing to speak for the community, nevertheless. It is our right to resolve this issue by a referendum, and our property rights are lost by allowing wide-open renting now, without the consensus of the property owners, and is a clear violation of our founding documents.

6. The Huyler House revisions are concerning because:

   - Unlimited renting of the lodge has the potential to reduce opportunities for owners to visit the island or have families and guests stay, reducing owner satisfaction.
   - Unlimited renting would violate the Dewees Island Land Plan, one of our original governing documents, which states: “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.”

7. There was no discussion prior to the vote on the letter to the County on the most important issues on determining whether there should be renting on the Island; that is our aged and fragile infrastructure, the costs associated with supporting renters on the Island, lack of any Law Enforcement Police Officers, and the detrimental impact on our unique and beautiful environment. The only time the environment came up was when one member opposed sending to the County the formal position of the island’s Environmental Resource Board (ERB) expressing serious concerns with the text amendments. The Environmental Resource Board is an original standing committee of Dewees Island, of which I am a member. It is important that this Committee make a statement to the County since the environment is our charge. The ERB members had the opportunity to amend the letter to the County, and all approved the final draft. Rather than embracing the Committee’s comments, the discussion focused on criticizing the Committee for expressing its views.

The Dewees Island Utility Corporation (DUC) also has concerns, specifically the ability to support the real potential of a large increase in demand on water and sewer. The DUC feels extensive improvements may be necessary and costly. We have already had multiple violations of DHEC water standards where fines would be assessed if not addressed.

8. The Charleston County Short-Term Rental Ordinance has an amortization mechanism for compensating those owners subject to the ordinance who may have lost
the right to rent because of the passage of the ordinance. If the text amendments pass, what will County Council do to compensate Dewees owners who have lost privacy and other enjoyment rights, or who will be forced to pay for the cost of infrastructure improvements because of the additional wear and tear which will be imposed by short-term renters?

We believe it is fair to say that the Board’s letter to the County does not represent the community, but in fact was an effort to, at best, ignore us and to avoid an open and transparent process for providing the views of the community to you. There is no need for the County to take any action on the text amendments currently.

Respectfully,

Jim and Esther Doyle

293 Old House Lane

Dewees Island
DIPOA Board Meeting 7.25.24

00:00:00 Mike Lau
And it's great that it foots with the cash. So I was close to footing with the cash and my only question on it is I want to make sure that all those entries on the reserve schedule are actual cash entries, not accrual entries, so that when the cash and the liability you put at the bottom. All the money's already come out. It's not that some of that money has to come out in the future or be transferred over in the future. So that's my only question.

00:00:26 Brett Barker
Thanks, Mike, and we'll get back to you with the response for you.

00:00:31 Mike Lau
Thanks, Mike.

00:00:35 Jeffrey Stallings
Jeffrey good evening everybody. I've got four comments I would like to make. Number one is, let's get honest that the heart of this issue is not about, quote unquote, regaining our independence and reestablishing proper governance of Dewey's Island. Dewees has always had and will continue to have the ability to self govern. Charleston county does not interfere with our ability to independently do so. We are accountable to Charleston county, though we do pay taxes. And this is about the fact is being honest. This is about short term rentals. Number two, let's get transparent. I'm a bit confused because you asked the community for feedback, yet you have failed to be transparent and share the feedback with the community at large. At a minimum, you have not even shared or published a summary of the outcome of community feedback. This is the only way we can know and trust that you are being honest with us. Number three, let's be respectful to property owners. I'm a bit baffled because you've written a letter titled DIpoa response to Charleston County ZDr text amendment. I don't understand how this is even possible due to the prior to the board's review of community feedback, discussion of the issues and ultimate decision, and collective comments to Charleston county. Furthermore, I'm a bit offended because this letter, in its current wording, does not represent at least half of the community residents that spoke up and voiced their concerns to Charleston county at the meeting on the same 16 July. This letter only represents one point of view and does not disclose the need for a referendum to change our current policies. And number four, let's get ethical. I did read the recommendations from Dawes, but that doesn't mean that he is ethically correct. Brett and Brian, you do have the right, just like any other owner, to voice your opinions regarding short term rentals. However, you're ethically inappropriate speaking to and making decisions specifically addressing short term rentals. As a director of the PAOA board, considering that both of you are plaintiffs in the court case against Charleston county. One can easily see that this is epically a major conflict of interest. Thank you.
00:03:05 Brian Hann
Thank you, Jeffrey. Anybody else? All right, seeing no other comments, let’s move on to approval of the minutes from the June 2024 meeting.

00:03:22 Brett Barker
I’ll make a motion. We approve the minutes.

00:03:26 Alicia Reilly
I’ll second.

00:03:28 Brian Hann
Thank you, Brett, Alicia? All in favor? No minutes pass. All right.

00:03:45 Mike Lau
Ashley, are you okay with us doing the treasury report first so we can let David take off?

00:03:53 Brian Hann
Is that fine? It’s going to be short.

00:03:55 Brett Barker
Sure, I’m fine.

00:03:57 Brian Hann
Okay. All right.

00:03:59 Brett Barker
Is that okay, Dan? If we move on to the manager report.

00:04:02 Dan Johnson
Yeah, you can move me to the bottom.

00:04:05 Brian Hann
Anybody have any objections to that? Okay, let’s go ahead and do a treasurer report.

00:04:10 Mike Lau
And start.

00:04:12 Brian Hann
Start off with. Well, y’all take it away, figure out who wants to do what.

00:04:17 Dan Johnson
Yeah. David, do you want to share your screen? Just pull up the dashboard. I want to thank David. We’ve been developing this dashboard, and now this will be the kind of second inaugural look at it,
but this is going to be the format going forward for our presentation. So, David, thanks for creating this simplified format and take us through it.

00:04:41 David Grabowski (AT Locke)
Absolutely. So, yeah, this will be. But as Dan mentioned, I just want to take you through with what this is telling us. So, the point here is to show a 10,000 foot view of the financial picture of the POA. And so we have this dashboard here, and I think it summarizes a lot of the key points that will come up each month. So, the top, it’s divided into four quadrants. The top left here is the statements of financial position, or the balance sheet, comparing the current month to the last year end. And it’s a summarized version of the more detailed balance sheet, which is in the fall package. The bottom left is the whole poay statements of activities, year to date. So this is essentially the p and l, and it’s by fund. So you have operations, Marina, the reserves, and then the total. And this is exactly what another page in the full package is showing, just on a more condensed view, so you can see it more easily on one page. And then I think this is perhaps one of the most, maybe the most critical quadrant. Here in the top right is the operations. So, this is the operations fund, which shows several columns here in the p and l. The first is, this will always be the current month, just the one month. So you can see how we did in this month and in June in particular. You can see we were at a loss of just $2,500. And just FYI, that’s right about where we thought it would be, very close. There’s no surprises here in June. And then you have the year to date column. So this is through the current month. Everything that’s happened in this year in the operating fund, you can then compare that to the year to date budget. And then here is your variance columns. So budget versus actual. So this is going to be the actuals column, year to date, less the budget. And just at a high level, you can see the trends have not really changed since last month. We’re $100,000 positive on revenue, mostly in ferry, which is really helping us out, and then operating expenses, which is unfavorable, by $220,000, which is showing up $120,000 budget deficit. This is the real line to look at. For full accounting principles theory, we need to present these last two lines, which are essentially, this is non cash and this is the total net income, but this 120,000, that’s really where to focus. Where you’re looking at what is the budget favorability or unfavorability. So far, we are projecting right now a budget deficit for the current year through September of between 150 and $200,000. So again, that will be for the whole year. That’s our current projection. And then lastly, the key points. So this really just summarizes in words what I will generally be talking about in and these other three quadrants just there, kind of for memory’s sake. Here’s the highlights of both the current month and what’s the overall picture for the year. Any questions on that presentation, David?

00:09:28 Brian Hann
Yes, I just said thanks, David. Brett, do you want to add anything to this before we move on?

00:09:37 Brett Barker
No, I’m good. Thank you, David.

00:09:40 Brian Hann
Great.
00:09:41 Alicia Reilly
Hey, can I ask a quick question to David?

00:09:43 Brett Barker
Sure.

00:09:44 Alicia Reilly
I just want to, before he hangs up. So we’re still like, basically, from what we said in June, what we said in May, we’re still looking at a loss of $100,000.

00:09:56 David Grabowski (AT Locke)
So we’re looking. It’s between 152 hundred instead of 100. That’s the budget unfavorability.

00:10:05 Alicia Reilly
Okay.

00:10:06 David Grabowski (AT Locke)
Yeah. The difference there between the hundred and the 150 to two is essentially some money that we decided would be better moved out of operations into reserves. That’s the.

00:10:26 Brian Hann
Any other questions for David from the board? I want to thank you all for getting this dashboard put together, and I know Dan mentioned it, but this is the sheet that we’re going to have going forward, so it’s consistent every month we’ll look at. We’re looking at the same thing. Be able to compare the month prior. I think this reads a lot easier than a big long spreadsheet that you have to roll back and forth across. But yeah. Thanks, guys, for putting this together.

00:11:00 Alicia Reilly
I also think it’s the timeliest game we’ve had, so thank you for that.

00:11:05 Brian Hann
Absolutely. Yeah.

00:11:08 Brett Barker
Brian, there are. The bigger financial picture is in the Dropbox, so anyone who wants to do the deep dive, you’re welcome to. To access that information as well. It’s in the public drop box, correct?

00:11:24 Brian Hann
Yes. Thank you, Brett. Dan, do you have anything to add to this with David, or can we let.

00:11:33 Dan Johnson
I was just going to give the cash balances quickly.
Okay.

As of this morning. Now, this is a payroll Friday, so this will change tomorrow. But as of this morning, 432,000 in the operating fund, 1.102 million in reserves, and 131,000 in Marina.

Thank you. And, David, I'm fine with you getting off if you want to. You're welcome to stay. I don't.

Yeah. Thank you.

I want to keep you.

I will hop off tonight, but. But, yeah.

Thank you, David. Thanks, David.

I really, really appreciate your work on this.

And just a brief collections. We pretty much where we need to be with our collections and our books. We were trying to.

In the past 20 days, we've actually had 290 days pay up. So we're in a better spot than we were last meeting. And we still have our regular not performing long term lots.

Awesome. Thank you. I just wanted to give everybody a quick update on the finance committee. We had a meeting. I don't. Was it this week? I'm not even sure.

Monday? Yeah, it was a great meeting.

So, you know, the finance committee was set out, tasked with, if we have a budget shortfall this year of between two and $400,000, to try to come up with some ideas and thoughts to address that.
Currently we’re showing a shortfall of 150 to 200, which is great. And as long as we stay in that range, I think the Levers Dan and the finance committee can pull will be much less drastic for changes. So that's good news. The other side of that is, the good news is we actually have ideas moving forward that if we are ever faced with a significant budget shortfall, that we are going to write him up and keep him for posterity with Dan and he’ll have some ideas on things to do. So that’s the big project for the summer. It turned out really well. I’m incredibly thankful to all of the finance committees members who worked on that. And again, the three areas they examined were expense cuts, additional revenue primarily based on usage, as well as covenant changes. The finance committee is now shifting gears into budget season. Dan is prepping lots and lots of information for us, Dan and the staff to get going. We will obviously budget for less than we budgeted for this year, so it will be a little more tricky, but it hopefully won’t be too painful for the community. The question I have for the board members, and I’m not going to ask you guys this tonight, you can just shoot me an email. I just want a sense of the board we are currently running. Again, David, I see you’re still on, but I think it’s a 162 165 is our projected shortfall for the year right now.

00:14:55 David Grabowski (AT Locke)
That's right.

00:14:56 Brett Barker
I. But really, I like ranges. So I think we're going with 150 to 200, because we could probably land anywhere in that. I have some finance committee members who feel like we need to address that immediately and do some work with Dan as a finance committee and find a way to get us back to zero. I have some finance committee members who say, well, we have the cash. While we don't want to necessarily use it, we can just focus on our budgeting next year to take care of it. So what I want from the board is just to get a sense of which one of these two paths are you. And again, I can provide. You can ask me questions I don't want. This isn’t really a discussion for us to drag out here, but I’m happy to answer any questions you have. And Locke and Dan can answer, too. And we can. But I want a general sense of where you guys are and what you want to do before we spend a whole lot of time working on plans.

00:15:57 Alicia Reilly
Hey, Brett, I have two questions of you before. All right, thanks. I didn't know there was a meeting on Monday. So do you have, like, was it an open meeting? Was it.

00:16:06 Brett Barker
Notice the Monday meeting was not an open meeting, Alicia. And it was primarily because there was the potential for staffing issues and other things to come up that led fruit to it not being an open meeting, but the finance committee meetings. The budget planning meetings will be open.

00:16:27 Alicia Reilly
Okay. And then that goes into my second question. Will you send the board members, or, I guess, me. I don’t know who else wants it? Like what the proposals were, the ideas were to raise revenue going forward. So we all have it. Thank you.
00:16:40 Brett Barker
Yeah. So we got to write all that up, and we’ll submit it to Dan, and happy to submit it to the board as well.

00:16:47 Brian Hann
How about the community, each group is going to put together a report and submit it to the board.

00:16:58 Brett Barker
You have a question?

00:16:59 Chris John
Yeah, I just actually just wanted to give you a very brief answer to that question you put out, which is actually a reasonable question. My inclination is to try to address at least some of the shortfall now, but it would depend on what those proposals are. So I guess as part of the report to the board. Yeah, if you could get us, you know, what, here’s options a, B and C on what we could do and what we think it might save. I would be in favor of saving as much as we can as long as it’s reasonable proposals. But obviously we’d have to see them. Yeah.

00:17:33 Brett Barker
So, and just a little bit of color on that. The plan that would be immediate would be expense cuts. The other two options aren’t going to be able to be considered.

00:17:47 Dan Johnson
Yes, that makes sense.

00:17:49 Brett Barker
And there are some expense cuts also. It’s important for the community to know Dan has himself made as management decisions, has made significant cuts, and maybe is addressing it on his own. So the question is, do we want to let Dan continue? I guess. Let me rephrase the question. Kind of continue to adjust it management wise, but knowing we’ll still have a cash loss for the year, that we may, you know, with our cash cushion, or do we as a board, want to take a more drastic measure? And, Dan, just for your, you know, with the 160, where, the 150 to 200 range we've set up, cash wise, we would be, I mean, no one wants to lose money, but we would make it through this year and presumably have a better place to budget from next year. Is that accurate?

00:18:45 Dan Johnson
Yeah, we’d finish operating between probably 175 and 225 in the bank at that projection.

00:18:55 Brett Barker
So again, that’s. Yeah, so that’s just some information for you to kind of think about. And feel free to ask me any questions, and feel free to shoot me an email just with your general thoughts on it.
00:19:10 Brian Hann
Thank you, Brett. Appreciate it.

00:19:14 Mike Lau
Okay.

00:19:15 Brian Hann
Is that all for the treasurer’s report?

00:19:21 Dan Johnson
Yeah.

00:19:22 Brett Barker
Okay.

00:19:24 Brian Hann
All right, let’s move into item eight, old business, which is the ZLDR text amendment. Charleston county text amendment. I believe, Judy, you might have the first item.

00:19:41 Judy Fairchild
I do. I do. I would like to make a motion that the board make a statement and assure the community that regardless of Charleston County’s position or decisions, the POA will continue to observe the current moratorium on strs until we’ve heard from the community and created some sort of plan to establish limitations, regulations and accountability. So should the community decide to allow short term rentals?

00:20:16 Alicia Reilly
Judy, can you repeat that, or is that written somewhere?

00:20:21 Judy Fairchild
Yeah, I can.

00:20:26 Brett Barker
Do you have it Brian?

00:20:28 Brian Hann
Well, it’s part of the two part. It’s kind of a two part motion, the first being kind of a verbal commitment, I think, from the board.

00:20:38 Judy Fairchild
Yes.

00:20:39 Brian Hann
Right now. But it’s going to be put into a community letter as well that Judy has another motion for on item three or three eyes.

00:20:53 Judy Fairchild
Yes.

00:20:54 Brian Hann
So, yes, it’ll be written down. I don’t. Yes.

00:20:58 Judy Fairchild
I think it’s important to reassure our constituents that should Charleston county pass the text amendment, most of which we need passed. But we need time to work out the STR issue on our own. We need time to work through the feedback that Dan got from the members of the community to establish some sort of policy that may or may not lead to a vote. I want us to have a plan that addresses accountability before we lift any moratorium. No matter what the county says, there are no sdrs until the community weighs in. Ashley.

00:21:34 Mike Lau
Bullshit.

00:21:35 Ashley Capps
Well, I just want to make sure here that there is actually a process and then a referendum.

00:21:44 Judy Fairchild
Okay.

00:21:45 Ashley Capps
We committing to a referendum.

00:21:47 Alicia Reilly
Okay.

00:21:48 Ashley Capps
Because I think this is important, too, you know, because, you know, I understand that, you know, I’m totally on the fence, frankly, about both of these things. I’ve never rented my house, and I never planned to. I’m not sure that it’s a good idea to, you know, completely open up rentals at the holler house. I don’t even know what that means. But I do believe that the community should decide as a community. And I think the only way to do that is to, first of all, get the control to make the decision ourselves. Secondly, to put a moratorium in place so that nothing happens immediately without it going through a process and being discussed thoroughly. And, you know, everything considered, including, you know, if there are concerns, how those concerns might be addressed, if there are positive things, how those positive things might play out. And then ultimately, there’s what might be called a management document or whatever. I don’t know what you would call it, but there would
be a policy, and then it’s up to the community to vote on. They can say no. So that can completely reject strs at the end of this process, if that’s what the community wants to do.

00:23:16 Judy Fairchild
So you're asking for a friendly amendment to the language so that it now reads, regardless of the county's position, the POA will continue to observe the current moratorium on strs until we've heard from the community and created a plan to establish limitations, regulations and accountability should the community approve a referendum to allow short term rentals. Is that language correct?

00:23:38 Ashley Capps
It's correct from my perspective.

00:23:40 Judy Fairchild
That's fine. I concede to the amendment. Sure.

00:23:46 Brian Hann
I'm not sure, though. Is there more discussion?

00:23:52 Alicia Reilly
Yes, Judy, I was going to make a friendly amendment, but I don't know if I'm saying something similar to Ashley or not because I can't see this written anywhere, but I would like to make, if I can share my screen, I can put it on there.

00:24:09 Judy Fairchild
Yeah.

00:24:13 Alicia Reilly
I would like to make a friendly amendment to request Charleston county to table the STR portion of the proposed text amendment for 90 days so that we can continue to observe the moratorium or actually ordinance against the strs while we work in house to get there.

00:24:31 Brett Barker
So, point of order. That's not a friendly, that's not even.

00:24:36 Brian Hann
A, that's not a, that's not a friendly amendment. This is, this is, this is a.

00:24:42 Alicia Reilly
Smile and this is. I'm trying. Well, I don't know if I'm changing it, Brian, because I can't see any motion. It wasn't on the agenda. So I'm trying to read, listen to her read it and add to the language. A little hard to do.
Time out for just 1 second. This statement, Judy, that we discussed, this is kind of grown into something more, and it's morphing into what the letter is below.

So it's, the language is included in the letter. That's part of this discussion. I think Alicia's point goes to the part about how we respond to the county, not how we respond to our own people.

I'm just saying, like, we need to reassert our own community that we're not opening the door to unlimited short term rentals.

I understand that, I, this, we can't really vote on something or y'all can't vote on something like this without this being. Nobody's had a chance to read this and understand it was a sentence or two.

It's still.

I understand. I understand it.

Okay.

But nobody has read this and nobody.

So it was part of that approved letter that we have had a chance to read. And the only thing I did was add the words to approve a referendum. So all of the text is taken right out of that letter, which is the second part of us, which we need to, we need to decide how we respond to the county. And then from there, we need to reassure our folks that we have a plan in place. And so you asked me to work on helping draft that, and that was part of it. And I feel like I'm not comfortable asking the county, rubber stamping the county's plans without eliciting a promise from all of our members that we're not doing short term rentals until we have a plan. Does that make sense?

I mean, I feel like we're going down the rabbit hole and we're not going to come back out again. Judy, I approve of your statement. I agree 100% with you. This should be that hard. We're just not going to allow science. I think it's both the letter you have written as well as this, there are very reasonable responses to the community, and hopefully we'll assure them that there is no rush to judgment, no rush to do anything. The reality is, just like Ashley says, it's dependent upon, you know, the whole point of all of this is to get control so the community can make its own decisions. So that's all you're saying in the letter. It's all you're saying in the statement. I'm not interested.

We are making a verbal commitment to our entire community that we're not going to just, no matter what the county says, we're not going to start strs until the community has a chance to weigh in.

Absolutely. So I'm good with your statement. I don't want to start wordsmithing it and trying to figure out the long term, long range plans with it, because there's probably a million moving cogs. So I'm happy to support both your statements, Judy. And I would suggest we combine them into one and just. But whatever.

Okay, thanks. Yeah, it's just trying to get my head. Okay. So first and foremost, obviously, I support in whatever form not going forward with the SDRs of any form until and unless we have a plan, and until and unless the community decides that we have a plan. I support a community referendum to understand that. That said, I think Alicia's idea on, and this is, this goes somewhat to Judy's proposal and somewhat to the letter. But since they are sort of intermingled, just have to say this up top. I think the. We're putting the cart before the horse. Brett, I would disagree with you saying there's no rush to do anything, except the rush is in getting this, the STR portion of this text amendment passed. That is the cart before the horse. In my mind, if we were to ask, if we were to ask the county to, to table this for 90 days or whatever and let us work through this process. I'm not advocating sticking our heads in the sand. I'm saying work through this process. There is no downside to doing that because we would still have no strs. That would be the plan. And that would be the actuality here. The downside to, to rushing through a text amendment that allows, except for 56 days, unlimited unregulated strs in every house on the island, even with a commitment today to not do so. The downside could be small, it could be enormous. The downside to just not changing the text amendment until we have our ducks in a row, until we have a plan for regulations, for accountability, for enforcement, until we understand what the impact is on our infrastructure, all that to give us a chance to do that and then decide on what we're going to do and move forward. To me, that is the safest way to protect the island until and unless we decide as a community to do it. So while I support the ideas behind all of this, I would just reverse it and say, let's ask the county to just put the brakes on for a little bit. There's no rush. There's no rush to change the text amendment right now because we're all saying we're not going to, we're not going to do any, we're not going to allow any renting until then. So there's no rush to change it until we have a solid plan and something
that is even within the vicinity of what the state government, in the form of DNR and our conservation agreement, would envision and would have to discuss right now what the county has proposed and what the DNR has in their letters are vastly different. So I would advocate to say, let's put this on hold and then work as fast as we can to get to an answer with the community and try to get an understanding on what and where we are. Thanks.

00:32:10 Brett Barker
Hey, Brian, I have a point of order. We're off. We're not discussing the motion. And the second that's before us and we either need to vote on it, we can vote it down if, yes, we are. That's what people want to do because it's not what they want to do now and readdress it later. But we're all over the place and I don't really even know what we're talking about anymore. But Judy made a mess.

00:32:32 Brian Hann
Let's stick to the motion.

00:32:33 Mike Lau
We're sticking to the motion of Judy's statement.

00:32:36 Brian Hann
Forget it. We've got a motion. We've got a second, and we have question.

00:32:41 Ashley Capps
So, actually, Judith's motion is what we're communicating to the community, to the POA?

00:32:51 Brian Hann
Yes. Okay.

00:32:52 Ashley Capps
And what we're communing, communicating to the POA, is that we will declare nothing changes as far as strs or Hireler House rebels until process has been engaged, completed. And then whatever comes out of that process is voted on. Yay or nay. And if there's a nay vote, there are no strs. And why are you shaking your head a little?

00:33:29 Alicia Reilly
I think my question is, and I'm not sure, are we allowed to ask questions? I was just told to put my hand down and stop talking, but now we're talking. I think my issue is, if we go ahead, if the county approves this text amendment, regardless of what the POA says they may or may not want to do with the referendum or anything else, once the county passes this text amendment, we don't have any leg to stand on because any owner who wants to rent is going to. On the text amendment. I'm not done speaking, Brian.

00:33:59 Brian Hann
Stop. You're not speaking correctly. Alicia, I'm going to interrupt you if you're saying false
00:34:04 Alicia Reilly
Okay, I'm not saying something false. I'm saying something you don't agree with. Yes, I'm saying something you don't want me to.

00:34:10 Brian Hann
Alicia, I'm not. Somebody mute Alicia. Alicia, please.

00:34:14 Alicia Reilly
I'm not getting muted. I'm not allowed to talk.

00:34:17 Brian Hann
Are you going to make a. Yes?

00:34:20 Alicia Reilly
Are we in Russia?

00:34:22 Brian Hann
We're making a correction. Alicia, allow me to correct your statement. Joel

00:34:26 Alicia Reilly
Allow me to finish speaking my sentence. You don't interrupt anyone else, Brian. You interrupt me. This is unacceptable.

00:34:35 Brian Hann
Because it's false. Joel says he will not issue a single short term rental permit until the POA sends a letter of approval from the POA to the county to issue a permit. We cannot send a letter,

00:34:48 Alicia Reilly
Joel is the planning commission. The text amendment would be approved for county.

00:34:54 Brian Hann
There will not be a single permit issue ordered.

00:34:57 Brett Barker
This isn't the motion on the table for everyone, y'all. We have a motion and we have a second, and we need. The discussion needs to be on the motion before us. And if you think it's premature to discuss it, Alicia or Chris or Ashley or anyone, then you vote this down. Have any other discussion about other motions, and you can revisit this. But there's a motion on the table. There's a second. We've had discussion. I'm going to call the question. Unless there's additional discussion on this particular motion, follow questions been called.
00:35:36 Brian Hann
All in favor? I think so. Judy's statement as written.

00:35:40 Alicia Reilly
What's the answer?

00:35:41 Brian Hann

00:35:58 Alicia Reilly
No, I was not allowed to finish speaking. I want that noted in the minute, Dan.

00:36:06 Brian Hann
We know it. Where is Dan?

00:36:15 Judy Fairchild
So we're not unanimous about establishing a moratorium on short term rentals.

00:36:23 Chris John
Well, if I would be allowed to clarify again, because Brett said that I was not speaking to the motion of the table. What I was doing was I was explaining why I was not in favor of favor of it. Because the word moratorium, this assumes the text amendment has already passed. So my opposed opposition to it is because I think we should ask the county to put it on hold. That's the only reason that I was opposed to it. Thank you.

00:36:54 Brian Hann
We're moving on item to the pass or not? Two. Under Zldr text amendment is the county letter that has been drafted. Two or three discerns, I believe.

00:37:08 Brett Barker
Jason, I have another point of information. Brian, can we set some parameters to discuss? A point of information takes priority, or point of order takes priority over any discussion. And Roberts Rules point of order that I would like us to have some parameters for discussion. We're embarrassing ourselves in front of the community. All of us are.

00:37:29 Alicia Reilly
You did that all by yourself.

00:37:31 Brett Barker
This is not a functional. I would like there to be a parameters. Shelly allowed us to speak twice. One time. One time in rebuttal. I'm fine doing that today. I don't want whatever's happening to happen anymore. It's an embarrassment.
Alicia Reilly
You should be embarrassed.

Brian Hann
Understood and agreed. We’re going to go around motion. Everybody gets a chance to speak for a minute. You may put a timer on this, and then a rebuttal after that. I guess we’re going to go through it again. All right, Jason, you’re up. You have a motion to. Regarding the county letter?

Alicia Reilly
Yeah.

Jason Brown
Motion the county or. I’m sorry, we have a letter. We had a letter drafted for the county to essentially say what Ashley has already said to the community earlier. And part of Judy's. No, I didn’t quite. Please. Part of Judy's previous statement is also embedded in this letter, which would essentially allow us to.

Mike Lau
Allow us to move the accounting to move the text amendment forward, with the exception of changes that take Tyler House out of STR status and return it to lodge status, and then the rest of the text amendment could be moved forward and we would have a moratorium on any short term rentals.

Jason Brown
In the interim, until we come up with our own internal program that the community is behind after a referendum, as Ashley referenced earlier. So that is the motion. The motion is to send this letter to the county as they have asked for our input on the text amendment.

Brian Hann
Thank you, Jason. Is there a second? And Judy seconds. Ashley, would you like to start? Who would like to start? Discussion.

Judy Fairchild
Can I say something.

Brian Hann
Please? Yes. Ready? Hold on. I'm going to put a timer on, so we're fair here.

Judy Fairchild
I feel like there is a timeline that the county asked us to respond. And so I do think there's a timeline. I also think that there's a timeline.

Alicia Reilly
I'm very uncomfortable as a resident and as a member of the POA, selling property, when we have these big empty pieces that say we're not allowed to have a nature center, and we're looking at the hottest the ocean's ever been.

00:40:07 Judy Fairchild
I think there actually is a timeline. So I'm in favor of responding to the county, so long as we just had the previous vote. We have a moratorium on STRS, so I support it.

00:40:22 Brian Hann
Thank you, Alicia. Anybody else like to speak? Chris?

00:40:30 Alicia Reilly
That was Judy speaking, not Alicia.

00:40:35 Brian Hann
I'm sorry, Alicia, I was looking at you and talking to Judy. Sorry. Corrected.

00:40:41 Chris John
Okay, I'll try to talk quickly. I have several issues with this letter, as I believe it says, first and foremost, this is ignoring the community feedback. We made a commitment a month ago that we would solicit feedback from the community and use that in developing a response. There's no mention at all of what the community feedback was. I think we need to add in there at least what the number count was of the people who sent notes to us for and against this amendment, because otherwise, we're just telling the community, thank you for sending this, but we're going to ignore you there. You know, if the text amendment passes as is, again, the infrastructure is a challenge. We don't have. We don't have a plan in place. The Heiler house portion of it, I have a serious issue with there. I've got many reasons. The biggest ones are it goes against the land plan, which is one of our original governing documents, which is not said, which there are at least two places in there where it is not to be used by anyone other than owners and their guests. So I would request that we add in the very least account of, from our community feedback to show respect to our community. I would also request that we add in what the vote ends up being, however that ends up being. And I absolutely do not support the Heiler House portion of this. And I will say once again, I think we need to ask the county to pump the brakes a little bit to put it on hold for 90 days. We lose nothing by doing that. We still move forward as fast as we can with understanding what the community wants and how, but we don't have the downside that Alicia was trying to talk to in terms of potential jeopardies on here. Thank you.

00:42:40 Brian Hann
Thank you, Chris. Right? I mean, that was 1:58. Good job. Who's up next? Brett?

00:42:50 Brett Barker
All right, don't start me until I get unmuted.
00:42:53 Brian Hann
Too late. It started.

00:42:58 Brett Barker
You know, this whole thing for me has always been about getting control back for our island. We are an island of people who are able to, though it may not look like it tonight on this board meeting, we are an island that is able to make decisions even when those decisions are tough. The island can have no short term rentals. We can have limited short term rentals. I've never met for. I've never met anyone on the island who wants unlimited short term rentals. But that person may be out there. The reality is having the authority and ability to pull levers is very important to the success of this community. And that's what, that's what the whole issue and deal for me is. I'm going to address just a couple things. Mister Stallings and Chris both just talked about how the community input, we were in some way ignoring it. My understanding was the community input was for the board. I've read every single piece of community input that came in and I have used it to help formulate and make a decision. That's what this community input was for. In fact, the POA notice said, if you want, if you need to also contact the county to contact the county. This isn't contact the county by contacting us. Last thing is the land plan that people seem to keep focusing back on. The land plan also says there shouldn't be full time owners on this island, full time residents. It says the island was meant for a second home commute. It also has a convenience store. It also has dry docks. The land plan is not the basis of our community. It was a starting point. And for 30 years we've whittled that down and determined what works for our community. Short term rentals may no longer work for the community. That's fine. That's something I'm willing to accept. They may work for the community. That's fine. That's something I'm willing to accept. I'm willing to accept whatever the community chooses. But it's a two minutes choice.

00:44:54 Brian Hann
Thanks, Brett. Any more discussion? Alicia?

00:45:14 Alicia Reilly
I guess my two points here that I'm going to say are, once again, we solicited the feedback from the community. Like Brett, I also read through all the feedback from the community. The community needs to be allowed to speak on this issue because there's many different voices that we are hearing. By not doing the referendum and by not going forward with focusing on what is best for Duiz island and for our community, we are not doing our duty by pushing this text amendment forward without any idea of working on enforcement and not focusing on how this looks outside of just 56 days is a detriment to Dewey's.

00:45:59 Brian Hann
Thanks, Alicia. Thanks. Okay, Ashley's got his hand up. Your first.

00:46:09 Ashley Capps
I have to say, I just don't understand. The community feedback is being taken into account, and it's that community feedback that will go into a more involved process where we will have the time to
talk through all of the various issues as well as potential solutions or regulations that can govern the issues, and then we’re going to vote on it. So there will be a referendum. And it seems to me like, you know, what I’m hearing here is that there’s a few people who want the government to trump the will of the island. The majority of the island. No, they want government regulations that make it impossible for the majority of the island to determine their future guarantee, because I think we should determine our own future, and I do not think that we should rely on Charleston county to do it. It’s as simple as that.

00:47:21 Brian Hann
Thank you, Ashley. Okay, Jason,

00:47:26 Jason Brown
I'll be brief. I don't need two minutes. I just want to say I concur with Ashley, and I, too, have never. Caroline and I have never rented our house. We now have babies that destroy it every time we’re there. So we have no intention of renting our house. And we love the peace and solace that the weeds provides for our family and the flexibility to go there whenever we are able to. But again, I don’t. I agree with Ashley. I don’t think we should have whatever the program is or non program embedded in a government regulation. We are a self governing island that receives very little services from the county. So I don’t think their regulations should dictate how we live. We should want as much of our property rights as we can have, and then whatever we decide as a community via referendum, is what we decide.

00:48:09 Brian Hann
Thank you, Jason. You were the quickest. All right. I believe anybody else want to. Jude, you speak. You spoke first, right.

00:48:23 Judy Fairchild
I don't think I've spoken on this, but I support. Now that we've promised we're not going to open the door to sdrs. I supported this.

00:48:33 Brian Hann
You just beat Jason of quickest. Okay, we have rebuttal time and this is going to be. That was a two minute round and now we're going to go 1 minute. Is that okay? Go, Chris. Sorry. Go.

00:48:50 Chris John
All right, just a point on. I've been told many times that certain members of the board always listen to, always follow the advice of counsel. So the opinion that we got in January for the proper vehicle for the POA to express the will of its members to the county in connection with the county's consideration, perhaps the best and most transparent way would be to simply convey the results of a survey of the owners on the topic. Once again, we are communicating directly to the county. Nothing about. Nothing directly about the feedback that we've got. It's great that we've all read them. We're not communicating that to the county. We need to do that.
00:49:30 Brian Hann
Thanks, Chris. Is there any other rebuttals? Alicia?

00:49:35 Alicia Reilly
I got two things agree with Chris on the county needs to know about the community input because community members may not have sent their feedback into the county or the planning commission. So I think we solicited it. We got it. We should at least mention the numbers. Second point is, I disagree with the fact that we don't get any Charleston county services that Jason stated. My children attend Charleston county public schools. We get a bus that picks them up on our. That picks the kids up from Dewey's county. We get trash services, we get the sheriff’s department, fire safety, all of that. So we are getting some services from Charleston county.

00:50:15 Brian Hann
Thanks, Alicia. Brett, you had your hand up there.

00:50:25 Brett Barker
Yeah, I just, you know, Alicia mentioned the. That we're on some kind of accelerated timetable. We are not on it. That’s a point of information that is not correct. The county is on a timetable and they have put us on this timetable. No one at all from the board approached the county and said, this is. Can you move this forward? Can you do this? Can you do that? This was brought to the board by the county. They asked for our input by one date. I think we asked them for an extension and they moved it to the second date. I also think it's really important. Alicia, another thing you brought up is our thing was not a poll. If it is. We can have lots of other people comment and move those numbers. That’s not what we're looking for. We're looking for advice and information from the community. It's also very important that people can still contact the Charleston county before the meeting on August 12. So people should do that.

00:51:33 Brian Hann
Thank you, Brett. And is there any other rebuttals, Jason,

00:51:40 Jason Brown
Just a point of clarification. I didn't, if I said we don't get, we don't receive any services, I meant to say limited. I think I said we don't receive many services, but it might have sounded like any. So that's, that's the only thing I'll say about. Okay. Okay.

00:52:00 Brian Hann
That's everybody. I appreciate everybody's discussion. I'm going to call the question. All those in favor of sending the letter drafted that's been in your Dropbox, raise your hand or say aye. 1234? Nay. One, two.

00:52:26 Alicia Reilly
Nay. Nay.
00:52:27 Brian Hann
Motion passes four two. Thank you very much, guys. Okay, moving on to the third item under this text amendment is the community letter. And I believe Judy perhaps has a motion on. You're muted, Judy.

00:52:54 Judy Fairchild
That's unusual. I sent you an updated. Did you send that to everybody?

00:53:01 Brian Hann
No, it came in when I was just getting ready. So the letter that's in the Dropbox is a very rough draft comprised of several people's thoughts on how to send this out to the community. Judy's, Ashley's, mine. What Judy added was, it looks like dates. Dates. Important dates, notes and.

00:53:27 Chris John
Okay, so what's.

00:53:30 Judy Fairchild
I can read it quickly, but the idea is that we're asking Dan to some, a letter to the community. It reiterates our point about a moratorium on short term rentals. I actually went through the documents we got at Charleston county and made a list of all of the processes and meetings so that people can attend those meetings, can weigh in with their council people, etcetera. And I linked to the Charleston county calendar, which is what that said. That might be, I don't know, might be changing. I will add it's, as well as text amendments about more than short term rentals. It's hotly debated and that it reassures again, says if a text amendment passes, any STR is required to get a permit from Charleston county who will require a letter of compliance from Dewey's Island. POA will not issue any letters of compliance until further input is gathered and we have a referendum. Does that work? To send to the community? So we've filled them in on what we were doing.

00:54:34 Dan Johnson
Can I jump in here? I need a. I need a motion in a second before.

00:54:37 Brian Hann
So. Yeah, Judy, I think the motion simply was to send a letter to draft to you and I work on a letter, and Dan to draft a letter to send to the community explaining the next steps and what the letter we're sending to charleston county means. It's an informational letter based on.

00:55:00 Judy Fairchild
Okay. You need that to be voted on.

00:55:03 Brian Hann
We don't have to draft it right now. It's just. No, I mean, I guess we don't.

00:55:07 Judy Fairchild
It's just we should know we're voting for.

00:55:10 Brian Hann
Well, we're sending a letter to the community. That is, we need to do that. Informing them is what we're doing, and we're asking the board permission.

00:55:20 Brett Barker
I'd like a motion. I'd like a motion that Brian, Judy and Dan work on communicating to the community all of the information that was gathered here today, as well as future information about the county's meeting schedules and processes.

00:55:38 Brian Hann
How's that, Judy? Does that work?

00:55:40 Judy Fairchild
That's fine.

00:55:42 Brian Hann
Okay, I need a second, Ashley. Any debate, any discussion. All I'm saying.

00:55:52 Chris John
Can you just read through that again, please, so I understand.

00:55:55 Brett Barker
Sure. I'm making a motion that Brian, Judy and Dan work on a letter communicating to the community the decisions that were made here today, as well as the county's information and processes moving forward with the text amendment.

00:56:13 Alicia Reilly
Brett, question for you. Would the board have a chance to review this letter, or will Brian just send it out?

00:56:18 Brett Barker
I think it would be a letter for Dan to send out. That's it. My motion is letter for Dan.

00:56:27 Brian Hann
How about you, Britt?

00:56:29 Judy Fairchild
I think that. I'm confident that we can do this with everybody's input. So I think it's. We can just make sure we're mostly on the same page and figure it out.

00:56:41 Alicia Reilly
I'm confident we can do that. You're a fool or a liar.

00:56:46 Judy Fairchild
And Chris and Alicia and Ashley and Jason, if you have feedback based on the draft that's in there or the next draft you're going to get, please. All I'm going to do is try and synthesize it into a document, but no one should be calling off guard. We're going to include as many people in the process as we can, right?

00:57:06 Brett Barker
Yeah.

00:57:07 Brian Hann
That's good.

00:57:07 Chris John
It would be, yeah, I think, Brian, I think you said the draft, the most recent draft, is not in there, so that's something that we haven't seen. Right?

00:57:16 Brian Hann
Well, it's. Judy sent it to me right before the meeting started.

00:57:20 Chris John
No, no, I get that. Yeah, I get that.

00:57:22 Dan Johnson
I just want to make sure that we have a chance to see we are, so we can.

00:57:28 Brian Hann
The intention is for Judy to be the gatekeeper of the letter. She reaches out to all you guys to get input. We formulate the letter and we send it out. We're not gonna. It's not. She's. She's gonna be the gatekeeper on the letter. And then we sent, like, if you need to add things to it or whatever. The word meister. Okay, that's not what he said. All right, all in. Favorite. One, two, three. I can't barely see Brett's hand, Alicia hiding below the desk.

00:58:04 Alicia Reilly
No, I mean, I'm not gonna agree. I would like to see the letter first before we're approving anything. It's not in the Dropbox. I can't see what you guys are talking about, and clearly, I'm not privileged to all the conversations that are going on before board meetings.

00:58:18 Brian Hann
Okay, motion passes 123451. Thank you all.

00:58:45 Ashley Capps
I think I’m starting to fade here, so.

00:58:50 Brian Hann
Okay, well, actually, what we have left is that we’re accepting a letter from the ERB, and we have the island manager report. So we do not fault you one bit if you need to drop off.

00:59:04 Ashley Capps
Okay, well, thank you. The one thing, you know, I feel like I broken record a little bit, but, you know, the input that we got from the community, the divisive aspect of the impact that we got from the community was about strs. And I just think it’s really important for the community to know that we are not approving strs, that we are going to involve the community in a process, and the community itself will vote on whether there will be strs. So, in my mind, that input is very much being addressed. We're just choosing to address it as a community and not turn it over to third parties. So I hope that will be very clear in the letter they all put together.

00:59:56 Brian Hann
Okay, good night. So why does he have to go off? He's a big man in Europe doing his thing. Let’s do the ERB letter. I believe the ERB has sent us a letter.

01:00:13 Mike Lau
Judy, you have a motion to present the letter to the board.

01:00:19 Judy Fairchild
I don’t know that you need a motion. I’m presenting the letter to the board. I think the ERB wants. There was a very heated discussion about strs at the ERB, and I think that they want to present clear directions to the board that remind the board of our. I’m going to use the word sacred commitment to protect the ecosystem. But that is not what the letter says. So this. It’s just a reminder to consider a lot of the other impacts as we look at strs.

01:01:00 Brian Hann
That letter is in the Dropbox.

01:01:02 Judy Fairchild
It is.

01:01:06 Chris John
Actually. I have something relating to that. And, Judy, I'm sorry. I thought based on our discussion earlier, you were going to do this. But also, part of that letter is we encourage the board to send this to Charleston county. So I will make a motion that, as part of our communication of the county, that we include the letter from the ERB.

01:01:34 Brian Hann
Brett, you have. Is there.
01:01:35 Judy Fairchild
I can second that motion.

01:01:40 Brian Hann
There is your. Are you seconding your motion? Start over. Brett, you had your hand up. What?

01:01:54 Brett Barker
I was just. No, I wasn't second. He needs a second. I apologize. I raised my hand a little too soon.

01:02:00 Brian Hann
Okay, so we have. We have the letter that Judy has motioned to send. We're going to file in our documents for the board. We've. We have a letter from the erb that says, thank you for this letter. I don't know that that needs a motion. It's just. It was sent to the board. Right? They don't. They're not asking for a response, are they?

01:02:22 Judy Fairchild
No. Chris is asking that we include that letter in our response to Charleston.

01:02:29 Brian Hann
Yeah. Okay.

01:02:33 Judy Fairchild
I'm happy to second that so we can discuss it.

01:02:36 Brian Hann
Okay, I got you. Okay, so the motion on the table now up for discussion is whether or not we include the letter that Judy's presented in correspondence with Charleston county. Now we can open this up for discussion. Brad, your hands up.

01:02:53 Brett Barker
Brian, are we still on the limitations with the time? Just so I know.

01:03:00 Brian Hann
Yeah. Let's just keep it that worked out. Well, nobody got in an argument. I'm sorry, Alicia, that we had got in a shouting match against each other. Let's just form here in this meeting.

01:03:12 Brett Barker
Okay? Reset my clock, please.

01:03:16 Brian Hann
Hang on, I've got to get. I can only do so many things at one time here. All right. Two minutes. Go.
01:03:22 Brett Barker
All right, so, first of all, I’m going to tell you I. The letter that the ERB I have no idea what’s going on. Over there. It was straight up offensive to send that to the board. The people who you work for. There’s nothing wrong with you following your mission and giving the advice and following the rule, but implying that the board doesn’t know what we’re doing and aren’t keeping the environment, which is the number one issue on Dewees front and center, is it’s embarrassing for the ERB to have sent that. You should all be embarrassed. You should be ashamed. If you want to send this, that’s fine. The letter doesn’t really mean a whole lot. It’s just. It’s very poorly. It’s copied and pasted in places. The punctuation is poor. I’m fine with y’all sending that, and that represents the ERB to you. I’m also fine asking the finance committee to write a letter. The communications committee. Committee to write a letter. The ARB to write a letter. The polo committee to write a letter. If that’s where we want this to go. I think all that’s silly. At the end of the day, the board is the ultimate authority here. We’ve taken the ERB information under guidance. We’ve taken the community’s information under guidance. I’m happy to do with it whatever you guys choose to. Judy, I would love for you to explain, as the board liaison, when it’s your turn to talk, how this came into being and how this came in front of us. Who was responsible for it? What, who. Which people took part in crafting this letter. Because, again, I could be the lone person here. But it’s an embarrassing letter for the ERB to send. And it takes away a lot from the ERB as being really the ultimate person or the ultimate group on this island that we’ve all looked up to. And now for them to somehow get involved with just some generic random letter issues in the board. Thank you, Brian.

01:05:27 Alicia Reilly
Random letter: Love it.

01:05:29 Brian Hann
Who's next?

01:05:31 Judy Fairchild
Shall I respond to that one?

01:05:34 Brian Hann
Well, do you want to do. Let’s let everybody speak first, and then we’ll do rebuttal. And you can do rebuttal during that. Is that fine? Or you can, I guess you can do your first speak now. Do that. You've got two minutes.

01:05:52 Judy Fairchild
I think that the ERB. I’m not, to be honest, I’m not sure where STR is, how they ended up on the agenda. So I’m not privy to what gets on the agenda. I know that, just like everywhere else, there’s a lot of passion around the issue of str’s. And I know that the ERB does not have the ability to assess fines or craft policy. They do provide environmental programming, and they do have four sort of mission statements, or five at every meeting that we have. The discussions that we have go along with the. Those missions. And I don’t have it right in front of me. Brett, I’m sorry. I’m not that
prepared for this, but I think that I was the one who said, look, if you all feel this strongly, sending a note to the board is acceptable. And I participated in crafting it, so my punctuation might be off. I think that the idea is that Erb wants to weigh in to say that they have concerns about, just like many individuals have concerns about the impact of strs on the environment, and that is consistent with our mission. I know that when the discussion, there were certainly some discussions about very specific strategies that the ERb was wishing the board would employ. And I said I didn't feel like that was something we could take to the board. But mostly this is just a sort of, hey, we have some concerns. I don't think it was meant in that, with the insulting intention that you took away from it. I think it was meant as a, we feel strongly we have some concerns. So I think that was the impetus for it. And, you know, we do. We do have the opportunity to educate all guests, which has been an ongoing. I've been on the ERB. I was on it for eight years, and whatever that was 2006 on, and I've been the chair. And we do need to educate visitors to our island. So some of it goes along with the visitor education priority.

01:08:14 Brian Hann
Thanks, Judy. I gave you a little extra time since you were explaining it. Let's go, Chris. All right.

01:08:28 Chris John
I'll just say I think it's offensive that a member of the board would take such direct shots at a standing committee whose primary mission is to help preserve the environment of the island. I just went back and glanced through it again. There's nothing that is. That is insulting to the board. I'm not a member of the ERB just from reading this, there's nothing that's insulting to the board. It's a cautionary note. If you listen to many of the comments, if you read through many of the comments that were sent to us and you listened to many of the comments last week, most of the. A lot of what people have concerns about, of strs is the impact on the environment. And it is, in my opinion, absolutely appropriate for the environmental resource board to send a note expressing their concern and saying, basically, please, board, make sure that you keep this in mind as if and when you develop STR policies. So offensive. No, it's offensive to take such negative tone to a standing committee based of people who spend so much time in looking to protect the environment of this island. And I'm done.

01:09:45 Brian Hann
Thanks, Chris. Anybody else want to speak?

01:09:57 Alicia Reilly
Thank you. I'm going to agree with Chris and Judy here. I looked in the Dropbox. I just quickly reviewed it. So, Brett, I don't know if maybe the letter showing up wrong on your screen, mine doesn't show different fonts or anything else in my Dropbox. So at least for the presentation, I didn't look through to see if there were spelling errors or punctuation issues. Sure. If there are, Judy could clean it up or somebody on the ERB But what I find really frustrating in this meeting tonight, and what the comments that were just said is this goes back to the whole issue in this community. Anyone who says something that maybe members of the board don't agree with, they attack them, they bully them. They make them feel like they don't know how to write, they don't know how to
talk. You're requesting names and who wants this and who signed it. I think it's good that the ERB stepped forward and made a comment. And if other committees, I'm not on the ARB anymore. If they come up with the comment, that should be sent, too. I think all of the community's voices need to be heard.

01:11:04 Brian Hann
Jason?

01:11:05 Jason Brown
Yeah, I'm just going to say, I mean, like, I generally agree that we need to keep the level of civility that we typically do on the island, among owners and throughout the community, even when we have visitors. But I think this is beyond that. I think this is a question of whether or not the board is supposed to speak for the community, and we, as representatives of the community, were elected to do so. And therefore does sending a letter, an accompanying letter to the, To the county, from every standing committee we have, that all could be in conflict with each other for some reason or another. Does that make sense? And does that make it look like we know what we're doing and have a unified voice? I don't think so. I mean, I think that's the point of having a governing board, which we are. So I'll just. I'll leave that there.

01:12:02 Brian Hann
Thanks, Jason. Let's see. Are we into rebuttal period. Everybody's spoken. Chris has his hand up.

01:12:14 Chris John
I'll just be real quick, Jason, to your point, on a unifying voice. You know, the letter that was just approved to be sent implies that we are unanimous and on this, and clearly the island is divided on it. So, you know, so for an advisory committee that's responsible for the single biggest concern about this, to send something is different from the committee, communications committee. I think it's appropriate that this be sent. Yes. Should we all speak simply to each other and try to work this through? Absolutely. But considering that environmental impact for many of us is the number one danger of strs. I think it appropriate that the environmental board's concerns be conveyed as well.

01:13:11 Brian Hann
Had to let my houseguest in here in this room. Sorry. The, let's see. We have rebuttals. He. Brett?

01:13:24 Brett Barker
Thanks, Brian. One, I was contacted by some ERB members who mentioned that a board member and about three people wrote this letter. And certainly there was some other input from the other folks who tried to.

01:13:38 Judy Fairchild
We also.

01:13:40 Brett Barker
It's coming from a place of manipulation that happened at the ERB. So that's my take on it. It's fine. And I'm just telling you what I think has happened. And from my conversations with folks, I would also like to point out that the board speaks with one voice and our rules say that. So if you didn't vote for this, that's fine, but you speak with one voice according to our rules and policies that were passed at the beginning of the year this year and were passed at the beginning of the year last year. So there's no, the community can be divided, but the board speaks with one voice. And whether the board sends this letter against my protests, I will support it because the board speaks with one voice and we need to remember that.

01:14:30 Brian Hann
Good.

01:14:30 Brett Barker
And now my rebuttal time is over. Thank you.

01:14:33 Alicia Reilly
Shark needs to get him.

01:14:37 Brian Hann

01:14:49 Judy Fairchild
I think when I. The concern, is there a concern that if we were to include the feedback from the community and from the Erb, if we were to include that with our response to the county, is there a concern that, that makes us look like we don't know what we're doing? I think it's legitimate to say that we're not completely on the same page, but that's what, I'm not sure where that downside is to sending it. But that sounds like the concern is that we just look silly to Charleston county.

01:15:35 Brian Hann
Okay, Jason.

01:15:38 Jason Brown
So, Judy, I think if I'm answering that question for you, I would say it's partially that. But it's also, I mean, it's not only how we look, but it's also confusing to the county. Right. I mean, they're getting a letter from the board saying move ahead.

01:15:53 Alicia Reilly
Yeah, look who's on the board change.

01:15:56 Jason Brown
And then we're getting a separate letter from a standard committee, not a board that speaks as a governing body. No doubt everybody's board, they could receive.
01:16:06 Brian Hann
Hold on 1 second.

01:16:07 Jason Brown
They could receive other letters from other standing committees that could be in conflict with that letter. So then it’s like, what do we do here? What do we make of this? But secondly, I just want to address Chris's point about everybody having a voice. The process for having a voice. The process for having a voice comes by people being able to participate at the Marin. Marin, please. The process for everyone to have a voice is open at the county level. By being able to submit comments and show up and show up to at the county planning commission and voice your concerns.

01:16:51 Brian Hann
What's Marin had to say?

01:16:56 Jason Brown
Concerns in person or by sending their comments into the county. So, I mean, I think if we're concerned about people being able to have them, there's a process for all of that that plays itself out every other week at county council.

01:17:11 Brian Hann
Thank you, Jason. Brett and Chris, you've both had a rebuttal, so I'm not sure if you mean to have your hand up.

01:17:23 Chris John
If you allow a second brief, one. If not, I understand.

01:17:30 Brian Hann
I will allow a 30 second rebuttal if you all will allow me to rebut.

01:17:37 Chris John
Fair enough. I just want to say the manipulation is coming from the letter to the county because it is muzzling the people who oppose. Once again, this letter implies unanimity. So how are we going to look silly to the county if they know very well that we're not united and they get something? That's that. You know, the letter itself is manipulative because it does not allow dissenting voices on the board. I think that is just completely wrong, and I just couldn't disagree more. So sending the ERB letter is one way to minimize or lessen the manipulation.

01:18:22 Brian Hann
Thank you, Chris. I'm not sure that anybody has a problem sending the ERB letter. I would like. No, just the opportunity. You know, this STR issue is twofold. It's got, obviously, environmental impacts associated with it, but it also has financial impacts associated with it. In an island that is continually gaining lots back from people, turning them in, we have 35 lots now accepting lots from people that were paying. If the finance committee would like to send a letter as well, I mean, there's nothing
preventing anybody sending letters to the county on their own. So I'm not sure this is necessary that we have to attach her to the ERB conceit. But I think, Brett, you could. You could possibly ask the finance committee if they want to send a letter as well. I don't know, but I think it's time to call the question. Yeah. So all in favor of attaching or sending the letter from the POA from the ERB pertaining to the ZLDR Texas amendment. All in favor? I, Chris. Okay, Judy, Judy, Judy. You're muted. Raising your hand.

01:19:43 Judy Fairchild
I'll support that. I don't. I don't see the big downside for that.

01:19:50 Brian Hann
All not in favor? Brett and Jason, the motion passes. Three, two. Okay, moving.

01:20:04 Brett Barker
Can I do a point of information?

01:20:06 Brian Hann
No.

01:20:07 Brett Barker
Just for my understanding. Do other committees need a motion or are they able just to send.

01:20:20 Brian Hann
That's a good question. Brett.

01:20:23 Brett Barker
I'm going to make a motion. Please, Brian, that any other committee that are interested in sending letters to the county are just. They need to send it to the POA and they're able to send it onto the county on their own.

01:20:34 Brian Hann
We have a second. Some. Raise your hand if you're muted.

01:20:41 Alicia Reilly
Wait, quick question. Should send to the POA and then the county. Or they can just send to the county.

01:20:46 Brett Barker
They can send to the county and copy it to the POA as well.

01:20:50 Alicia Reilly
Do we need a motion? I mean, can anyone do that at any time?
01:20:53 Brett Barker
That's fine. That was my question.

01:20:54 Dan Johnson
Thanks, Alicia.

01:20:56 Mike Lau
They can't tell us who we can communicate with.

01:20:59 Brian Hann
We don't really need a motion. If you are a chair, are you a member of any committee on the island? Inform your chair that you have the opportunity to send a letter into the county pertaining to the ZIDr text. I don't need to notify anybody. Okay. I believe that's all of our agenda assigned from the island manager report. Dan, would you like to give us a report on the island?

01:21:29 Dan Johnson
Yeah, I've got four items tonight, just to give updates. Don't applaud too loudly, but we have a final inspection on Monday for the upland marina water. So if that passes, we can then complete the actual dock water. So that's a two hour actual pressure test. Pump test with the city. We began work on the ferry dock two weeks ago. Welding work. We got rained out. We're hoping to complete that work with low country docks in the coming month. It will require some accommodations. We'll dock in a different fashion for a day or two, so we'll give people plenty of notice on that. We have continued the path down yardy. For those who aren't familiar, Yardy will be our new accounting system and POA management system beginning in October, placing Northstar. We have about a third of you.

01:22:39 Mike Lau
Hit those buttons up there.

01:22:41 Dan Johnson
Britt and Tony, tremendous amount of work. Owner, account, set up, financial vendors. And then those yardy folks will actually be flying in and staying with us at the Hyler house September 4 and.

01:22:58 Mike Lau
Fifth for on site maximum.

01:23:00 Dan Johnson
So we're excited to put North Star in our rearview. And then the fire truck that you all approved last meeting was delayed due to the hurricane that came over Houston. So it should arrive sometime late August.

01:23:15 Mike Lau
It's been underwater. Is it coming from Houston?
Which was in our favor. So they put an actual new $20,000 pump in it after it failed its initial pump test. So we have a 21 year old truck with a brand new pump in it. So that’s, that worked in our favor at no cost to us. And that’s my report. Let’s see if we have any questions.

Thanks, Dan. Is there any questions to Dan? Alicia?

Hey, Dan. I have two questions, mostly about fairy data and the system that we use right now with peak when. And I’ll use myself as an example rather than throw anyone else under the bus. If I go in and book myself for a ride that my kids are also taking, I just put in my name, but I hit three for rides. So when we’re collecting data and we look back and say six months or six years from now, and it says Alicia Riley wrote the boat at 730 in the morning, but it has three next to it, we won’t have any record keeping of the people’s names will wait.

Not in that scenario.

So is there a way and we can take this offline? I would like a way for the board to be able to take a look. I think we need to do some data studies as we get close to the end of the summer and into budget season. I would like to know how many unique users we have that are riding the ferry for each month. Broken down by lot, down by. We can break it down by season or anything else like that, but a number of estimate of how many people are riding the boat each day in terms of rides, all that stuff. But if you have the raw data, we can kind of move it from there. But there’s definitely some scenarios I would like to test out here and we’re building some stuff and I would like to be able to upload that and see how the charts look. Thanks.

Quick point of clarification or additional question, not clarification. If you put just your name three times, is it done that aren’t we, don’t we have a manifest that the coast guard has in case the boat goes down and they know who is on the boat, don’t you have to put the people’s names on that are riding?

No, the man of the coast guard only requires number of bodies.

That’s nice of Lynn.
Okay, I would like to. In terms of fairy data, personal information that gets sent out, I don't think sending people's. Whether they're unique users or they have individual names next to them, I think that's a bit of a breach of personal data that gets sent. If we're sharing it with the board, I don't have problem blacking out names and whether they're owner or unique user or whatever you want to call it.

01:26:09 Mike Lau
Renter. How about a renter?

01:26:10 Brian Hann
I mean, I don't think the board needs to see, you know, whose mistress rides over on the ferry.

01:26:18 Mike Lau
Surely they don't think that's a secret.

01:26:21 Alicia Reilly
Yeah, I don't need specific names. I would just like a UUID is just a number that we could attach to each user. It's a unique identification number that we can tail into it. So I wouldn't need Brian havas, but it would be able to block out how many users are writing the 738, 39, 30, vice versa, and then to continue to break it down from there. And you can do a lot with the raw data, and I'm happy to help.

01:26:46 Mike Lau
Solution.

01:26:48 Brian Hann
Any other questions for Dan?

01:26:51 Brett Barker
Hey, Brian, I have my hand up. I just.

01:26:53 Brian Hann
Sorry, Brett

01:26:55 Brett Barker
And no worries. Reiterate that no personal data should be shared with any board member reading the treasurer, the president, or anyone else. No one who rides the ferry should have their information shared with anyone else. I think we can all agree on that. I also, Dan wanted to ask you a little bit about yardy. We've struggled this year with just some accounting stuff. You're in. You're anticipating yardy is going to fix that, make bill payment easier, all of those things. You got updates on kind of what snippets we're going to see in that.

01:27:35 Dan Johnson
From a bill pay perspective, instead of having to toggle back and forth between units, it'll be much
more clear. You’ll have a tab that’ll be like a POA tab. You have a duc tab. You won’t be clicking, like, on your address. And then charges and also the account piece goes away. So right now, the ferry or rentals are booked on an account, which is actually a third section. Those are all going to roll up to a POA tab. From a reporting standpoint, David and Kathy at at lock have started to go through all the reporting schedules that we will have. We can create unique reports. However, they have about 25,000 reports already that most likely will fit our needs. But if they don’t, we can create unique reports through their ticketing system. So I anticipate that a lot of our reporting will be improved as well.

01:28:37 Brian Hann
All right. Nobody else has their hand up. We’ll move on to the last owner’s comment portion of the event, and we’ll give each owner a minute or so, if that’s okay. I see. Esther? Go ahead, Esther

01:28:59 Esther Doyle
I like to say, can you hear me? Okay. Those of you that are forcing your desires down the throats of this community is just another example of your slick, underhanded tactics to cement STR. For those of you that are renting, it’s no secret that STR renting is still on island. We determined our future was buying into this conservation requirement requirements. And if you didn’t know that those standards when you bought, it’s your fault. It’s your negligence for not doing your homework. Otherwise, you’re trying to steamroll the Dewees community over our DNR conservation easement, the covenants, our design guidelines, and the master plan, and all for the few of you who are focused on an income stream. And, Brett, I think the Erb. I think the erb hit a secret, a sore spot with you, according to your reaction. And by the way, no one who's on public transportation should have an expectation of privacy. So if you’re bringing your. Whatever you want to call her over to the island, that’s your problem and her problem. Okay. Or his problem.

01:30:41 Brian Hann
Esther I will remember not to bring my mistress to the island.

01:30:44 Esther Doyle
Thank you very much.

01:30:52 Brian Hann
Ann. Hey, Ann. How are you?

01:30:54 Anne Anderson
I'm well, thank you. I just want to reiterate the comment that both Jason and Brett made about the board, all boards speaking with one voice. And I think that is a concept, obviously, tonight, that is not yet fully understood. It is the basis that Robert rules is drawn up for, and I'll just leave it at that tonight. But I think we need further education and thought about how the board comes together, makes a vote, and then it moves forward in its individual, it as a board, in its power to determination how the governing works. That’s it.
01:31:56 Brian Hann
Thank you for that reminder, Ann. I appreciate it. Okay, any more owner comments? Seeing no more comments, I would entertain a motion to adjourn this meeting.

01:32:17 Judy Fairchild
So moved

01:32:20 Brian Hann
All in favor? All right. Thank you all. Have a good evening.
Dewees Island POA

Message from the POA Board Regarding Proposed Text Amendment

Community Members,

The Board has directed Dan Johnson, General Manager, to send correspondence to Charleston County indicating we have no objections to the proposed text amendment to the ZLDR pertaining to Dewees Island aside from our noted changes to the HH. (See text amendment here). The Board of Directors feels that this is an important step in reclaiming many of our current uses, regaining our independence, and re-establishing proper governance on Dewees Island.

While we have collected some feedback on the text amendment, there will be several opportunities for community members to provide input in the coming months. You should submit your feedback to both the POA and the County.

We would like to remind everyone that the board’s response to Charleston County is the first step in a process that will take several months.

- July 16: members of the zoning board heard comments from the community on the text amendment.
- August 12: there will be a planning commission meeting at 2:00 pm in Council Chambers 2nd Floor, Lonnie Hamilton, III Public Services Building, 4045 Bridge View Drive, North Charleston, SC
- September 19th: there will be a planning and public works meeting at 5:00 p.m. in Council Chambers, and a recommendation will be sent to the County Council.

Then, the County Council will have three readings of the proposed changes at meetings.

- September 24, 2024: 1st Reading: (6:30 pm in Council Chambers)
- October 15, 2024: 2nd Reading: (6:30 pm in Council Chambers);
- October 29, 2024: 3rd Reading: (6:30 pm in Council Chambers).

These dates and times are subject to change per Charleston County Calendar.

While the text amendment is about substantially more than just short term rentals, we understand that the topic of STRs is a hotly debated issue. Regardless of the County’s position, the POA will continue to observe the current moratorium on STRs until we have heard from the community and created a plan to establish limitations, regulations, and accountability should the community vote to
allow Short Term Rentals.

If the text amendment passes at the county level, any future STR will be required to get a permit from Charleston County, who will require a letter of compliance from the Dewees Island POA. The POA will not be issuing any letters of compliance for STR permits until we have a plan. The POA will be working with owners to determine the level of interest in participating in limited home rentals and developing limitations and guidelines to ensure that there is no net negative impact on the association.

The amended zoning rules proposed by Charleston County simply give us parameters which we have to operate within. They do not force anything upon the Dewees community that the majority of our community does not support. We can establish our own guidelines and rules within those parameters. The changes simply free us to make more of our own decisions - now and in the future.

Please don’t hesitate to reach out with further feedback or information to your board members.

Thank you,
Dewees Island POA Board of Directors

DIPOA Board General Email – deweesspoa@gmail.com
President, Brian Hann – bhanndeweesspoa@gmail.com
Vice President, Judy Fairchild – jfairchilddeweesspoa@gmail.com
Treasurer, Brett Barker – bbarkerdeweesspoa@gmail.com
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General Manager, Dan Johnson – djohnson@deweesislandsc.com

Our mailing address is:
273 Old House Lane
Dewees Island, SC 29451-9408

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list.
(Chris John-Resident)

To the Planning Commission members -

As a follow up to the email from Richard De Mayo you received today, please see attached a full copy of The Dewees Island Land Plan for your reference.

Respectfully,
Chris John


(Attachment Below)
The Dewees Island Land Plan
Including amendments through January 20, 1992
INTRODUCTION:

The development objectives and overall concept as established in the 1976 Dewees Land Plan remain basically unchanged. There are minor amendments to the Land Plan as outlined below in the order in which they appear in the original document. These amendments further enhance and protect the delicate environment and ecosystem of Dewees Island.

DEVELOPMENT OBJECTIVES

Undeveloped Dewees Island as it lies within the estuarine zone has a beauty and a natural function which is undeniable. The aesthetic aspect of a marsh as one passes through the waterways is both physically and psychologically appealing. Small creeks meandering around the tall cord grass, decaying vegetation in the middle of the marsh, here and there an occasional hammock are reminiscent of the ebb and flow of the ocean as it has moved back and forth across the lands from the beginning of time. It is important that this beauty be shared and made available for the enjoyment of mankind.

The question then is how can we open and develop this wonderland for human habitation and yet preserve its natural state. We should be able to think of and plan for uses that are compatible with preservation, and we need to devise means for utilizing the environment and for preserving it at the same time.

The challenge for man in the future is not to maintain the status quo by stopping all development but rather to determine how to continue to grow and provide the facilities which are needed for the human element of the environment and at the same time preserve, maintain and improve as much of the marshland as is necessary to maintain the ecological balance and ecosystems with the area. Man is a part of our ecology and his desires, comforts and needs must be provided for, not to the detriment of the marshlands but in harmony with them.
Development of marshland in the past has used methods that considered marshlands as wastelands. The object was to reclaim the marshlands for human use and habitation, and many thousands of acres of productive marsh were irreparably destroyed. With recent Federal laws and the public becoming aware of the value of marshlands, the trends within the environmental sciences have resulted in a harder look at our supply of natural resources and our manmade environment.

The owners of Dewees Island are aware of the fragility of the marsh ecosystem. Many of them are sportsmen, and they desire the island to be kept in as natural a state as possible, requiring only limited development. They are aware of the many benefits which are derived from the marsh, and they are also cognizant of the damage that can be done to this fragile community by pollution and by insensitive and reckless development. Because of this increased awareness, the owners entered into an agreement with the State of South Carolina through the South Carolina Wildlife and Marine Resources Department for a conservation easement on the entire island. To accomplish the terms of this easement, the firm of E. M. SEABROOK, JR., INC., Engineers-Surveyors-Planners, was engaged to plan the development in such a way as to produce the desired effect for human development and cause minimum destruction of the natural environment.

DEVELOPMENT CONSIDERATIONS

Introduction:
“The tidal wetlands in the coastal zone of South Carolina are among the most valuable and fragile of the state’s natural resources” - - - “Tidal wetlands and related highlands are also prime sites for commercial and industrial developments” - - - “Marshes are not only highly productive, they are also one of nature’s ways of protecting the highland from erosion and storm damage. Marsh plants act as a buffer to waves, tidal currents, and flood waters. In addition marshes perform an important waste treatment function.” So says the “Guidelines for
Evaluating Coastal Wetland Developments” published by the Marine Resources Division of the South Carolina Wildlife and Marine Resources Department. The North Carolina Water Resources Research Institute in its proceedings of the Southeastern Conference on Water Supply and Wastewater in Coastal Areas makes the following statement: “Among the most valuable resources of the Southeastern United States are its coastal lands and waters. The coastal areas, and in particular their estuaries, are among the most biologically productive regions of the nation, spawning major sports and commercial fisheries. The extremely high recreation and esthetic values of coastal lands and waters carry seeds of their own destruction through their attractiveness for economic development.”

Dewees Island is one of the “transgressive barrier islands” of the southeastern Atlantic coast, separated by tidal inlets and dominated by erosional trends. Preservation and protection of the coastal sand dunes is essential to prevent tidal inundation of the island. The type and extent of dunes are influenced by the sand supply, the orientation to prevailing winds, and the local topography. At Dewees the coastal dunes are roughly parallel to the strand line. Inland from the coastal dunes is a trough which rises to the secondary dunes; this in turn falls from the back-dune to the flat zone.

The sand dunes are essentially unstable soil. This condition, combined with the lack of mineral nutrients and the lack of water in the surface layers, makes the establishment and maintenance of plants very difficult. Yet this anchoring vegetation in the dune areas is essential to prevent the destruction of the dunes under even normal weather conditions, much the less during storm or hurricane conditions. The inherent capacity of dune grasses and sea oats to bind the sand lies in their ability to perennate and to develop extensive horizontal and vertical rhizome systems. These plant systems reduce wind flow near the sand surface and aid in the deposition of windblown sand. In addition, the plants and their dead remains- not only increase the water-holding capacity of the sand but also increase its capacity to retain nutrients through the addition of decaying organic matter to the soil. The preservation of the plants – sea oats, dune grasses, and smaller plant forms – is essential to the preservation of the dunes themselves and
of the many animal forms which live in and upon the dune sands. Primary and secondary dunes are easily eroded by wind when dune grasses are destroyed, and grasses are most vulnerable to trampling; thus great care should be taken to protect them in their natural state.

Dunes were among the earliest sites settled by man, and their recreational value to the present population is constantly increasing. Convenient access to the beach is desirable but must be closely controlled to protect this delicate ecosystem.

With the above in mind, the developers of Dewees Island commissioned the firm of E. M. SEABROOK, JR. INC., Engineers-Surveyors-Planners of Mount Pleasant, South Carolina, to prepare a land plan for Dewees. The Seabrook firm recommended to the owners that certain topographic mapping ecological studies were necessary to accomplish the desired results. The firms of HOFFMAN, BUTLER AND ASSOCIATES of Atlanta, Georgia, and COASTAL CONSULTANTS of Sapelo Island, Georgia, were selected to furnish the needed information to E. M. SEABROOK, JR., INC., for the proposed land plan. Under the supervision of the Seabrook firm the topographic mapping and ecological studies were accomplished during the summer and fall of 1975.

During the course of the preparation of the above information, overall basic planning parameters were decided upon. They are as follows:

A. EXISTING ECOSYSTEM

1. Dewees Island was occupied on an intermittent basis by prehistoric natives who probably changed the ecosystem very little. Since about 1500 historic man has occupied Dewees Island and made some modifications. For a period of time a portion of the island was farmed. A number of dikes were built some years ago. In addition a fresh water impoundment area, as well as a salt water lagoon, was created. Nevertheless, the island exists today with a finite number of ecosystems, both natural and man-modified. According to history the palmetto logs for construction of Fort Moultrie in 1776 were obtained from Dewees Island by
Cornelius Dewees. Following the departure of British troops after the revolution, local people began to go to Dewees and Capers Island in the summer.

There was a shipyard on the island in the nineteenth century. The tall trees were selected from the island for ships’ mast.

**Policy:** In the development of Dewees Island the overall ecosystem will be changed not at all or as little as possible.

2. Increasing concentration of research efforts. Seeking the truths of ecosystem relationships has enabled, and most likely will enable, the enhancement of certain systems as they relate to the whole.

**Policy:** Where appropriate, development should strive toward enhancement of the ecosystem.

B. **OVERALL CONCEPT**
1. Dewees Island shall be developed as a retreat for those with above average incomes. It is to be a place where these individuals can get away from it all. It is to be single residential units, not apartments, condominiums, etc. There will be a small lodge for guests of property owners only.

C. **ENVIRONMENTAL AND ECOSYSTEM**
1. The development of Dewees Island shall be accomplished in a manner minimizing environmental and ecosystem damage.

**Policy:** Prior to commencement of any design or any work whatever, an initial ecological assessment was undertaken.
D. ACCESS

1. In general the sea islands of South Carolina have retained their unique identities and pristine qualities because they were remote and inaccessible. Experience has shown, generally, that where ready access is available to the islands, the environment has tended to degrade in proportion.

Policy: Wheeled and tracked motorized vehicles shall be permitted on the island for construction. An excess number of vehicles shall be discouraged. Transportation for residents will be provided by small 4-wheel drive vehicles, golf carts, bicycles and horses and carts.

A ferry boat shuttle service will be provided from an embarkation point at Dewees Island Marina, located at 41st Street, Isle of Palms (adjacent to the Wild Dunes Yacht Harbor Marina). The debarkation point will be provided by upgrading the existing dock facility on Dewees Island.

A boating facility in the vicinity of the existing shuttle boat dock may be provided for recreational use and access to the water. This facility may be a dry storage area or other facility that utilizes an upgrading of the existing boat ramp. This facility will be designed in a manner suitable for approval by the environmental review agencies.

Initially, access will be provided by a ferry boat service from an embarkation point at the Dewees Island Marina where docking facilities are presently available. The debarkation point will be provided by upgrading the existing dock facility on Dewees Island.
A boating facility in the vicinity of the existing ferry boat dock will be provided for recreational use and day use access to the water. This facility may be a dry storage area or other facility that utilizes an upgrading of the existing boat ramp. This facility will be designated in a manner suitable for approval by the environmental review agencies.

The existing boat ramp will be upgraded and used as a barge landing on the island.

E. CONSTRUCTION OPERATIONS

1. In many instances in the past all too little thought has been given to the destruction of trees, plants, and the land alike caused by construction. The development and construction work on the island shall be a model of the very best way of minimizing the damage of natural ecosystems.

Policy: Prior to any construction activity there shall be developed a set of regulations and guidelines concerning the preservation of the natural ecosystems during construction operations.

F. ENERGY SOURCES

1. While there is a great deal of experimentation with alternative sources of energy to fossil and nuclear fuels, it is not contemplated that the development of Dewees Island takes a lead in their utilization. However, their use on an individual basis shall not be discouraged.

Policy: Electrical power – Dewees Island shall utilized existing services of South Carolina Electric and Gas, upgraded as demand requires. The provision of emergency generators shall be encouraged. Comfort conditioning, gas, oil and coal may be utilized as an individual desires to provide energy sources.
G. WATER SUPPLY
1. Obviously there must be an assured water supply for construction operations, human consumption, fire-fighting, and for maintenance of plants. It must be remembered that the development of the island will be limited to only 150 residential units and supporting facilities.

Policy: As appropriate to the timing of development and to the completion of same, there shall be created a reliable water supply system. The system may be individual in the beginning and continue to be that, or it may become a central system. There may be separate systems for human consumption and for other uses.

As the island increases in population, there shall be created a fire-fighting water supply system. There shall be provided fire-fighting apparatus plus training for volunteer fireman.

H. WASTE DISPOSAL
1. The disposition of all wastes created by human habitation has undergone, and is undergoing, great change and ever-closer scrutiny. Technologies are emerging which promise to process wastes in manners environmentally sound. In the development of Dewees Island it is proposed that the treatment of wastes be accomplished in a manner presently acceptable and that they be upgraded continually by making use of new technologies as they become reliably proven and economically feasible.

Policy: Solid wastes will be collected on the Island by a DHEC licensed solid waste contractor and removed from the Island for disposal at a DHEC approved disposal site on the mainland.
Human Wastes
A modified septic tank low pressure sewer system with one central disposal field will be provided. The central disposal field site is located in the area between lots #132 and #133, as shown on the master plan map.

I. SECURITY
1. The civilized world in many ways seems to be becoming less civilized. The incidence of crimes against property, as well as against people, is increasing. Therefore, a rational security system for Dewees Island should be provided.

Policy: An overall security plan shall be conceived whereby minimal security is afforded initially with augmentation as population density increases. Individuals involved shall have wildlife training so they may be not only protectors of property, but protectors of wildlife and the marine resources as well.

DETAILED CONSIDERATIONS

Dredging and Filling
Due to and respect for the most recent state and federal legislation concerning fresh and salt water wetlands, no dredging or filling of any jurisdictional wetlands will be allowed. All jurisdictional wetlands on the Island, both salt and fresh water, have been identified and the revised Dewees Island Master Plan map indicates no filling or dredging in any of these jurisdictional wetlands. The only exceptions to the above are 1) to repair and maintain the breach on the front beach as authorized under SCCC Permit No. PN82-2C-092, and 2) to repair and maintain existing banks, dikes, roads, and other authorized structures under this development plan. It may also be necessary to construct, replace, or repair ditches, banks, dikes, and water control structures within the impoundment.
There will be no filling or dredging of marshlands, except as noted in the section entitled **Dredging and Filling** above.

**Preservation of the Marsh**

There will be no filling or dredging of marshlands, except as noted in the section entitled **Dredging and Filling** above.

In the environmental sensitivity analysis, COASTAL CONSULTANTS recommend that as much of the marshland remain in its natural state as is possible. The planners have attempted to limit work in the marshes to an absolute minimum. The two exceptions are (1) the proposed marina site and (2) the proposed enrichment canal from Horsebend Creek to the “Sea-Brook” lagoon. It is well known and documented that one of the major functions of the estuarine zone or marshland is to serve as a means of flood control and buffer between the high value shore property close to high tide level and the incredible forces of ocean storms.

For this reason the large area of marshland that is traversed by Horsebend Creek and Watermelon Creek will be left in its natural state. By preserving the marsh in this area it will be possible to maintain the ecological balance that exists. This will also protect the oysters found in Bullyard Sound, Dewees Inlet, Horsebend Creek and Watermelon Creek.

Within the marshlands of Dewees Island there are several hammocks or rises in the ground elevation which support a somewhat different type of vegetation than that of the normal salt marsh. The vegetation in the hammock is of a greater variety with some trees and dense undergrowth. It provides shelter for some water fowl, rodents, and other small animals that live in the marsh. Because the hammocks are also part of the marsh ecosystem, every effort will be made to preserve and maintain them in their natural condition.

There are three main biological production units which compose the marsh: marsh grass, sedimentary algae, and floating algae. The most important of these is the marsh grass. Of all
the marsh grasses, the tall *Spartina alterniflora* which occurs along the edge of the creeks and drainage ditches is the most significant. It is at this interface of the marsh grass and water that most of the necessary nutrients for shell fish are formed. The marsh grass, after dying, falls into the water and becomes enriched by micro-organism and forms what is called organic detritus. It is this detritus which supports the shrimp, oysters and other fish that use the microbial base. The delayed consumption of this grass also maintains a protective structure which prevents tidal erosion. For these reasons, it is imperative that some method be devised to preserve and improve these important elements of the marsh.

**Preservation of the Beaches**

In accordance with the environmental sensitivity analysis, access to the beach should be limited. Lots #1 through #34 have direct access to the beach. Access has been provided for residents of others lots at several locations. Primary access is located between Lots #20 and #21 facilities and a cabana for relaxation is provided, as well as, cart parking. Additionally, secondary access is provided by occasional boardwalks through common easements between Lots 2 & 3, 8 & 9, 13 & 14, 26 & 27, and 34 & 35. At each of these locations there is cart parking.

Nothing in this plan shall affect the status of the title of the state or any person to any land below the mean high-water mark.

Natural access to the capers inlet beach already exists. Shell road beds should be provided and access roads run between dunes, **NEVER** over them. Because of the desire to preserve as much of the dune structure as possible, and because the necessity for more beach access is not that great, consideration should be given to restricting any further access to the beach.
Preservation of the Dunes

The importance of the sand dunes to Dewees Island cannot be overemphasized and the following recommendations from the environmental sensitivity analysis should be enforced with vigor.

1. Permit no vehicular traffic on dunes.
2. Do not permit grazing by domestic animals in dune areas.
3. Minimize human trampling by use of boardwalks or walkways.
4. Place permanent structures behind dunes.
5. Permit no construction directly on first or second row of dunes.
6. Minimize tree cutting in maritime forest.
7. Restrict development to low density dwelling units built between natural ridges behind the tree lines.
8. Make paths through maritime forest at angles to beach and never perpendicular to it.
9. Place any dwelling structure in dune area on piling.
10. Design vehicle trails to the beach to meander through dune slacks on wooden or shell roads.
11. Never excavate through or put a road over a dune.

Vegetation Preservation

The importance of preserving the marsh grass has been spelled out. The various species of vegetation have been recorded in the environmental sensitivity analysis. It is inevitable with any development that some disruption of the marsh area will occur. To minimize this disturbance a program should be initiated towards planting or reseeding the native species where necessary. Little of this has been done in the past because an undisturbed marsh will usually develop itself to the optimum condition. Some plantings may be necessary on the proposed marsh island on the “Sea-Brook” lagoon.
Animal and Bird Preservation

Any development on Dewees Island will have an influence upon the habitat of the animals and birds. Large areas of marsh surrounding the island and much of the upland area will be left in their natural state. There are no species of animal or bird in this area which would be substantially affected by having to move a short distance to find a new home.

Residential Requirements

As stated in the basic planning parameters, Dewees Island is to be developed as a retreat for those of above average income. The homes are to be residential units of an architectural style compatible with the landscape of the island but not more than a total of 150 such units may be built and maintained on the island. It is anticipated that there will be a Home Owners Association with an Architectural Review Board to pass on the type and location of the dwelling to be constructed. The type of home is expected to range from beach cottages to estate homes. A lodge with recreation, eating and guest lodging facilities will be build when demand warrants it.

It is extremely important that an Architectural Review Board and guidelines be established to review the designs and plans of all structures and landscaping to be built on the island. The developers, in consultation with their design professionals, should prepare a set of guidelines that will be made a part of each land sale deed. A formal review process should be established in order to inspect the plans of all structures to be built on the island. The committee should select the types of structures as well as materials allowed for construction. Those structures and materials should be of a type that would blend with a sea island setting. As mentioned in the Environmental Sensitivity Analysis, landscaping should use only native plants common to Dewees Island, and the lowcountry area.

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.
Building heights will be restricted to two stories above the minimum flood elevation required by building codes. Attics may have habitable space and dormers. Widow’s walks and cupolas compatible with the architecture are allowed above the roof ridge line.

On residential lots where access to the site is obstructed by fresh or salt water wetlands, bridges will be required so as to preclude any need for filling.

The S.C. Wildlife and Marine Resources Department will have the right to review the following documents as part of the “overall long-range comprehensive development plan”:

a. Homeowners’ Association Documents
b. Architectural Guidelines
c. Covenants and Restrictions
d. Impoundment Management Plan
e. Wildlife Management Plan

**Commercial Requirements**

In accordance with the conservation easement agreement with the State of South Carolina, there will be no commercial activity allowed on the island. Minimum service and support activities and related facilities shall be allowed for the common use and enjoyment of those persons residing and/or staying as guests on the island such as those for recreation, eating, lodging, storage, maintenance, docking and supply.

Power, drainage, waste treatment and water supply have previously been covered in the “basic planning parameters”.

**Open Space/Conservation/Preservation**

The major portion of Dewees Island is reserved for open space. A large segment of this open space will be placed in a preservation category. This will include the fresh water and salt water
lagoons, all marsh to the north of the island and all beaches and all primary and secondary
dunes. A conservation (limited development) category has been assigned to the long finger and
large hammock on the north-east end of the island.

Some open space has been set aside in the development area. This space is to be used for
wildlife habitat, nature trails, riding areas, etc. as well as a buffer between individual groups of
residential lots.

The entire Island will be managed as a wildlife preserve. A wildlife management plan will be
formulated for the entire Island with the assistance of the S.C. Wildlife and Marine Resources
Department (see Wildlife Management Plan May 1992): this plan will provide for the
preservation and creation of as much wildlife habitat as possible for migratory waterfowl,
wading birds, and resident species.

The beach dune system on the north end of the Island is preserved with no building allowed,
except for the limited recreational activities indicated on the revised Dewees Island Master Plan
map.

The Plan
A plan must be designed to incorporate a harmonious relationship between the environmental
intangibles and the physical results of the development of this property. Consideration must
therefore be given to furnishing the plan which will result in the most satisfying environment
for the type market for which this project is intended. This is especially true in this case
inasmuch as Dewees and its residents will be rather isolated from the surrounding geographical
area. Any development which will span an extended period of time must be flexible enough to
permit revision. This is true of any master plan. The plan must reflect sound basic concepts
with provisions for adaptation of details to meet changing conditions which may arise.
The Concept Plan

After all research is completed, recommendations by consultants made, it becomes necessary for the planners to make judgments and decisions and to evolve a plan which reflects those decisions. It should be noted that the plan does not claim to have solved all the problems that must be solved before construction begins. During the detailed design period, problems will arise that will have to be solved prior to start of construction. During construction other problems will surface that must be remedied. The concept plan is then a guide to land use on Dewees Island.

The following recommendations are presented for the development of Dewees Island.

1. There is an allocation for 13 residential units on lots 1 through 11 shown on the “Conceptual Land Plan”, dated May 16, 1988. These 11 lots may be reconfigured over time for 13 residential units. These 13 residential units, in combination with the 137 units allowed on lots 12 through 148, total 150 residential units.

2. Wherever possible a buffer be left between residential lots and marsh and/or beach area.

3. All of the hammocks be left undisturbed.

4. As much as possible, all marsh be left in its natural state.

5. The establishment of a yearly replanting program for the marsh to last as long as construction disturbances take place.

6. Improvement of the salt and fresh water lagoons to increase the productivity of both.

7. A lodge area with lodge, swimming pool, tennis courts and related activities be provided.

8. Provide a service area with fuel, storage and service store.

9. A helicopter pad should be built for emergency service.

10. Playground sites should be provided adjacent to lodge and club house areas.

11. A small interdenominational chapel.
12. The owners of lots adjacent to lagoons should be allowed to build small private docks. Plans for these docks should be approved by the Review Board before a permit is granted for construction.

13. Several buoys for large boat tie-up should be provided in Dewees Inlet, subject to all regulatory agency requirements that might apply.

14. Community or service docks as shown on land plan should be provided subject to regulatory agency requirements.

15. Building setback lines will be established as follows:

<table>
<thead>
<tr>
<th>Location</th>
<th>Minimum Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front beach setbacks in the area lots #1-#34</td>
<td>100’</td>
</tr>
<tr>
<td>Setbacks from marsh &amp; managed impoundment area or critical line</td>
<td>25’</td>
</tr>
<tr>
<td>Setbacks from interior wetlands (fresh and salt water)</td>
<td>10’</td>
</tr>
<tr>
<td>Setbacks from street right-of-ways</td>
<td>50’</td>
</tr>
<tr>
<td>Setbacks from side lot lines and flag lot interior lot lines</td>
<td>25’</td>
</tr>
</tbody>
</table>

1) Beach, marsh and impoundment setbacks measure from SCCC critical area line.

2) Interior wetland setbacks measure from the jurisdictional boundaries of the wetlands.

The Architectural Review Board may grant variances to these setbacks to allow for the preservation of monumental trees or wetlands.

**Land Use**

The concept land proposed by the planners anticipates the following general categories of land use: residential, recreation and preserve, and service area which includes a service building and shop, gasoline and other facilities to support residents.
Residential
The family residential units are proposed to be developed in such a manner that they either front the dunes of the Atlantic Ocean, the marshes of Watermelon and Horsebend Creek, the salt water lagoon or the fresh water lagoon. Each building area will afford its owner of an unobstructed access of either the ocean, a marsh panorama or a lagoon.

Since this is a sea island with all of its diversity of topography, some building areas may require filling to flush out the swales in order for the property to support the proposed septic tanks. This fill can be obtained from the dredging of the fresh water lagoon which will be discussed later in this report.

Recreational
Since Dewees island is being developed as a second home community, recreational activities will be of paramount importance. Fishing, boating, swimming, riding, tennis and just observing nature are expected to be major pastimes of the island. The lagoons will provide large quantities of fish (both fresh and salt water), shrimp and crabs. The lagoons can also be used for small boating. Swimming is available in the Atlantic Ocean on the excellent beach of Dewees and also in the proposed pool at the lodge. Tennis courts are to be provided at the lodge. Horseback riding, bike riding, walking and observing nature will be available.

Transportation
The major arteries within the development will have a minimum right of way of 60 feet. The “roads” will be designed to disturb as little of the existing trees and topography as possible. Transportation will be provided by small 4-wheel drive vehicles, golf carts, bicycles and horses and carts.

Road paving will be limited to crusher run granite, oyster shell, coquina or other pervious paving materials. Asphalt, concrete and other impervious materials are prohibited as road paving.
Preserved Marshland and Dunes

Of paramount importance to the entire plan of development are those portions of the marsh and dunes which are to be left in their natural state.

The marshes surrounding Horsebend and Watermelon Creeks will be left undisturbed. By so doing the interaction between those natural elements will not be destroyed. It also preserves most of the small creeks and streams which drain the marsh.

The sand dunes along the Atlantic Ocean are to be left undisturbed and access to the beach will be limited. Any pedestrian crossing on the dunes should be done on boardwalks.

Development of the dune ridge area at the north end of the island will be restricted to passive recreational activities (i.e. swimming, sunbathing, bird watching, etc.) as indicated on the Conceptual Land Plan.

By preserving the marginal marshlands, an added benefit results from the protection which the residential areas receive from extreme wind and water.

The environmental sensitivity analysis was instrumental in determining the vegetation which is deemed of most benefit to the marsh. The concept plan attempts to restrict development to those areas which contain the least beneficial species. The most beneficial species naturally occur in the outlying fringes and in close proximity to the water.

Lots

Dune Ridges for Future Dwelling Sites

The dune ridge on the northern end of the island will be restricted to passive recreational activities and resident development will be prohibited.
Dewees Inlet Lots
Lots 1-7 average approximately 2.0+ acres in size with an average minimum width of 100’.

Beach Front Lots
Lots #1- through #34 average approximately 2.0 + acres in size with a minimum width of 100’ and a maximum width of 120’.

Other Lots
Lots 35-48 are lagoon/ocean lots and average in size from 1.0 to 2.0 + acres with widths ranging from 100’ to 180’. These lots have direct lagoon ocean views.

Lots 49-55 average in size from 1.5 to 2.5 + acres in size with 150’ + average widths. These lots border on Lake Timicau and the wildlife area.

Lots 56-66 average in size from 1.1 to 2.3 + acres in size with 150’ + average widths. These lots are interior lots and face the marshlands area.

Lots 67-86 average in size from 1.0 to 2.5 + acres in size with 145’ + average widths. These lots border on the Managed Impoundment Area.

Lots 87-100 average in size from 1.1 to 2.33 + acres in size with widths ranging from 140’ to 240’ +. These lots border Lake Timicau with views to Seewed Lagoon, the north dunes and the ocean.

Lots 101-128 average in size from 1.0 to 3.0 + acres in size with widths ranging from 150’ to 300’ +. These lots border the Marsh with views across the Intracoastal Waterway.
Lots 129-137 average in size from 1.0 to 2.7 + acres in size with widths ranging from 110’ to 270’+. These lots border the Managed Impoundment Area.

Service area
The service area will be located at the rear of Lot #133 adjacent to the central disposal field and the Managed Impoundment Area.

Fresh Water (Old House Creek) Lagoon
The Managed Impoundment Area will be managed as a wildlife preserve and mariculture area under a plan formulated with the assistance of the S.C. Wildlife and Marine Resource Department.

Club House
The club house area will be located near the south end of the island adjacent to Dewees Inlet. This area will afford a view of the Old House lagoon to the north. This area will provide a swimming pool, a small club house with bath house facilities and for tennis courts. A playground site and parking to be provided.

Emergency Landing Pad
An emergency landing pad will be provided on the disposal field between Lots 132 and 133.

Service Store
A small service store should be provided at the service center to handle convenience foods, fishing equipment, patent medicine, equipment rental, etc.

Water Pump Stations and Water Storage Tank
Pumping stations and water storage facilities will be provided. The exact location on the island will be determined as designed on the system proceed.
Wildlife & Recreation Facilities
The construction of fishing docks, osprey nesting areas, wildlife areas, et cetera, is approved as shown on the revised Dewees Island Master Plan map.

Revised Land Plan
Any other minor construction activities or land uses changes (i.e. docks, walkways, wildlife planting areas, etc.) not detailed in this written report are shown on the revised Dewees Island Master Plan map, dated January 1992.
Art. 4.25, PD, Planned Development Zoning District

- Public Input
CHAPTER 4 | BASE ZONING DISTRICTS

ARTICLE 4.25 PD, PLANNED DEVELOPMENT ZONING DISTRICT

Sec. 4.25.5 Development Standards

The Development standards listed in this Section, those in the approved PD Guidelines, and any in the approved PD Sketch Plan(s) apply.

A. Maximum Density.

1. The maximum allowed Density in a Planned Development Zoning District may not exceed the maximum Density as stated in Tables 3.1.1 and 3.1.2 of the Charleston County Comprehensive Plan, as amended, except as provided in CHAPTER 3.1.7 of the Charleston County Comprehensive Plan, as amended, and this Article.

2. Density and Lot Area calculations shall comply with the requirements contained in Article 4.2, Measurements, Computations, and Exceptions.

3. In order to achieve the maximum Density, the following minimum amounts of common Open Space, as defined in this Ordinance, shall apply where applicable:

   a. Provide 0.2 acres of Common Open Space per Principal Dwelling Unit plus ten percent of the land area designated for office, commercial, and/or industrial uses is required for Parcels located in the Rural and Agricultural Areas. The maximum density permitted in the Agricultural Preservation Future Land Use Designation on Edisto Island, as identified in the Comprehensive Plan, shall not exceed one Dwelling Unit per ten acres.

   In order to achieve the maximum density recommendation for the Rural Residential Future Land Use category as stated in Table 3.1.1 of the Charleston County Comprehensive Plan, as amended, through a Planned Development Zoning District, a minimum of 50 percent of the total acreage of the project must be dedicated as Conservation Area pursuant to the requirements of Sec. 8.14.8, Conservation Area Standards, of this Ordinance, in addition to the requirements of Sec. 4.25.6, Common Open Space, of this Ordinance. Where in conflict, the requirements of Sec. 8.14.8 shall control.

4. If the parcel is located in the Urban/Suburban Area, the following standards shall apply:

   a. Where the Zoning District is Low Density Residential (R-4) and all requirements of this Ordinance are met, a maximum density of eight Principal Dwelling Units per acre may be permitted when 0.05 acres of common Open Space per dwelling unit plus ten percent of the land area designated for office, commercial, and/or industrial uses is provided; and

   b. Where the Zoning District is UR, Urban Residential and all requirements of this Ordinance are met, a maximum Density of not more than 24 Principal Dwelling Units per acre may be permitted when 0.05 acres of common Open Space per Principal Dwelling Unit plus ten percent of the land area designated for office, commercial, and/or industrial uses is provided.

5. Planned Developments that include a Parcel or Parcels of land that have varying future land use designations and/or varying zoning classifications categories may be deemed consistent with the Comprehensive Plan if the total density proposed does not exceed
the maximum combined density permitted in the future land use designations pursuant to the Comprehensive Plan and/or Zoning Districts pursuant to this Ordinance.
Art. 8.14, Conservation Subdivisions

- Public Input
CHAPTER 8 | SUBDIVISION REGULATIONS

ARTICLE 8.14 CONSERVATION SUBDIVISIONS

Sec. 8.14.1 Purpose And Intent

Conservation Subdivisions implement the Charleston County Comprehensive Plan by encouraging residential Development in the Rural Areas to maintain rural character and conserve land, promoting compact Development form, and preserving natural features. The guidelines for site development emphasize setting aside and conserving the most sensitive areas of a site, with the Development of Building Lots on the remaining less sensitive areas.

Sec. 8.14.2 Compliance With The Charleston County Comprehensive Plan

Conservation Subdivisions implement Rural Guideline 3 of the Comprehensive Plan, which states “Develop gross densities at the higher range of the recommended future land use when Clustering or Conservation Design is used, as exhibited in Figure 3.1.3, to offset the provision of significant amounts of Preserved land, especially in the Rural Residential and Rural Agricultural Future Land Use categories.”

Land Use Strategy 9 of the Comprehensive Plan, which states “Continue innovative planning and zoning techniques such as Clustering or Conservation Design and Form-based Zoning District regulations” as well as the Future Land Use Residential Density recommendation for the Rural Residential Future Land Use category as contained in Comprehensive Plan Table 3.1.1, Future Land Use Residential Densities. Conservation Subdivisions shall comply with the applicable Rural Area Purpose and Intent and Rural Guidelines contained in Chapter 3 of the Charleston County Comprehensive Plan.

Sec. 8.14.3 Applicability

Conservation Subdivisions shall be allowed within the RR, Rural Residential, and AC-8, Agricultural Preservation, Zoning Districts. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special Conservation Subdivision regulation is stated in this Article, the regulations of the applicable Zoning District and all other applicable provisions of this Ordinance shall apply.

Sec. 8.14.4 Procedures

The Preliminary Plat and Final Plat Subdivision regulations outlined in Chapter 8, Subdivision Regulations, of this Ordinance shall apply to conservation Subdivisions. A pre-application Sketch Plan review meeting with County staff shall be required prior to Preliminary Plat submittal.

Sec. 8.14.5 Process

The Conservation Subdivision process shall include:

A. Resource Analysis/Mapping. The Applicant shall identify and map significant natural and cultural resources within the Development boundaries. The resource analysis shall identify two categories of resources: primary Conservation Areas and secondary Conservation Areas. Primary Conservation Areas include bodies of water, wetlands, floodplains, wildlife habitat, significant vegetation (particularly Grand Trees and Protected Trees), Historic Buildings, and any historical or archaeological sites. Secondary Conservation Areas include, but are not limited to, areas of active agricultural use(s), scenic vistas, and lands with recreational opportunities. The resource analysis
may also show any resources and protected Open Space on neighboring Parcels, through aerial photography and other readily accessible documentation, which may enhance the proposed Conservation Subdivision. All Conservation Subdivision applications shall include a resource analysis map and calculations for the Conservation Area.

B. **Sketch Plan Review.** The Applicant shall schedule a pre-application sketch plan review meeting with County staff. At that time, the Applicant shall submit a detailed sketch plan delineating Conservation Areas and cluster Lot Development areas based on the resource analysis map. Significant cultural and natural resources identified on the resource analysis map shall be included in Conservation Areas. The sketch plan review is intended to ensure that the property improvements are in compliance with conservation Subdivision requirements of this Ordinance and the Comprehensive Plan.

C. **Preliminary Plat Review and Approval.** Based on the resource analysis map and sketch plan review, the Applicant shall submit a Plat for Preliminary Plat review and approval, in compliance with the requirements of this Article and with **CHAPTER 8, Subdivision Regulations**, of this Ordinance. The Preliminary Plat shall identify the Conservation Areas and cluster Lot Development areas.

D. **Final Plat Review and Approval.** The Applicant shall submit a conservation Subdivision Plat for Final Plat review and approval, in compliance with the requirements of this Article and with Chapter 8, **Subdivision Regulations**, of this Ordinance. The Final Plat shall identify the Conservation Areas and cluster Lot Development areas.

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**Sec. 8.14.6 Density/Intensity and Dimensional Standards**

Conservation subdivisions shall be subject to the following Density/Intensity and Dimensional Standards:

<table>
<thead>
<tr>
<th>Table 8.14.6 CONSERVATION SUBDIVISION DEVELOPMENT INTENSITY STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>MINIMUM CONTIGUOUS SITE AREA</td>
</tr>
<tr>
<td><strong>MAXIMUM DENSITY</strong></td>
</tr>
<tr>
<td>Note: Maximum Density shall be calculated based on the total highland acreage and shall not include freshwater wetland or OCRM Critical Line area acreage.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>WATERFRONT DEVELOPMENT STANDARDS</td>
</tr>
<tr>
<td>MINIMUM LOT AREA</td>
</tr>
<tr>
<td>MINIMUM LOT WIDTH: DEPTH RATIO</td>
</tr>
<tr>
<td>MINIMUM SETBACKS AND BUFFERS</td>
</tr>
<tr>
<td>Front Yard</td>
</tr>
<tr>
<td>Side Yard</td>
</tr>
<tr>
<td>Rear Yards</td>
</tr>
<tr>
<td>OCRM Critical Line Setbacks and Buffers</td>
</tr>
</tbody>
</table>
Table 8.14.6 CONSERVATION SUBDIVISION DEVELOPMENT INTENSITY STANDARDS

<table>
<thead>
<tr>
<th>MAXIMUM IMPERVIOUS SURFACE COVERAGE</th>
<th>RR Zoning District</th>
<th>AG-8 Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot less than 15,000 square feet in size</td>
<td>25%</td>
<td>25%</td>
</tr>
<tr>
<td>Lot 15,000 square feet or greater in size</td>
<td>3,750 square feet or as allowed by the current edition of the Charleston County Stormwater Manual</td>
<td>3,750 square feet or as allowed by the current edition of the Charleston County Stormwater Manual</td>
</tr>
</tbody>
</table>

MAXIMUM HEIGHT

- 35 feet
- 35 feet

Sec. 8.14.7 Waterfront Lot Standards

One of the following standards must be utilized to determine the Lot configuration and number of Lots to be located along an OCRM Critical Line.

A. When a 50-foot to 74.9-foot Setback from the OCRM Critical Line is utilized on private Lots in a Conservation Subdivision:
   1. The total number of waterfront Lots created shall not exceed the total number of waterfront Lots that could be developed based on a 135-foot Lot Width average.
   2. A 35-foot buffer from the OCRM Critical Line must be maintained, as required by Sec. 8.14.9.C below.
   3. A Private Dock or Joint Use Dock may be utilized.

B. When a minimum 75-foot Setback from the OCRM Critical Line is utilized on private Lots in a Conservation Subdivision:
   1. The total number of waterfront Lots created shall not exceed the total number of waterfront Lots that could be developed based on a 100-foot Lot Width average.
   2. A 35-foot buffer from the OCRM Critical Line must be maintained, as required by Sec. 8.14.9.C below.
   3. If a Dock is desired, a Joint Use Dock shall be utilized.

C. When a 100-foot Setback from the OCRM Critical Line is utilized as protected Open Space through a Conservation Area in a Conservation Subdivision:
   1. The total number of Lots created shall only have to meet the dimensional standards listed in Sec. 8.14.6, above, and shall not be calculated based on any Lot Width average.
   2. A 35-foot buffer from the OCRM Critical Line must be maintained, as required by Sec. 8.14.9.C below.
   3. If a Dock is desired, a Community Dock must be utilized; however, the Community Dock shall be exempt from the Special Exception requirement.

Sec. 8.14.8 Conservation Area Standards

Conservation Areas shall be located to preserve significant resources and shall comply with the following requirements:

A. Conservation Areas shall be detailed on each Sketch Plan and recorded with the Final Plat or separate instrument.

B. Conservation Areas may include unimproved land, agricultural lands, natural landscapes, landscaped areas, improved recreation areas, recreational Buildings, and Structures that are totally accessory to agricultural or recreational uses, as well as Freshwater Wetland areas and surface water pursuant to the requirements of this Article. OCRM Critical Line Area shall not qualify as part
of the Conservation Area. Conservation Areas shall not be occupied by Streets, drives, parking areas, or Structures, other than agricultural or recreational Structures.

C. When a Conservation Area includes existing Freshwater Wetlands, only 75 percent of the area of such Freshwater Wetlands shall qualify as part of the Conservation Area.

D. When a Conservation Area includes existing or proposed water bodies or watercourses, only 50 percent of the area of such water bodies and/or watercourses shall qualify as part of the Conservation Area.

E. If the Conservation Area is forested at the time of the Resource Analysis/Mapping, then the lesser of (i) at least 75 percent of the Conservation Area; or (ii) the gross acreage of the Conservation Area which is forested at the time of the Resource Analysis/Mapping, shall be maintained in an undisturbed canopy.

F. To the extent reasonably feasible, the Conservation Area shall be contiguous and not divided into unconnected small Parcels.

G. Conservation Areas shall be provided within each phase of the conservation Subdivision in sufficient amounts to serve the expected population of that phase.

H. The Applicant must have proof of commitment from the entity that will be responsible for the Conservation Area prior to the recording of a Plat. Conservation Areas shall be conveyed prior to recording the Final Plat, in accordance with one of the methods listed below:

1. By Dedication to the County as publicly owned Open Space. Parks, Conservation Areas, and recreation facilities proposed for dedication to the County must be acceptable to the Parks and Recreation Commission, Planning Commission, County Council, and other governmental entities with regard to the size, shape, location, improvement, environmental condition (i.e., the Applicant may be required to provide an environmental assessment), and budgetary and maintenance terms; or

2. By leasing, conveying, or retaining title to a corporation, homeowner’s association or other legal entity. The terms of such lease or other instrument of conveyance must restrict the use of the Conservation Area(s) to Open Space and/or agricultural or recreational uses.

Sec. 8.14.9 Conservation Subdivision Design Standards

Generally, a Conservation Subdivision has three primary characteristics: smaller Building Lots; more Open Space; and protection of cultural and natural features and agricultural lands.

A. Vehicular Access. The requirements of APPENDIX A, Charleston County Road and Drainage Construction Standards, of this Ordinance shall apply. Lots shall be configured to minimize the amount of Roadway and driveway length. Shared driveways shall be utilized in order to minimize impervious surfaces. The use of pervious materials for driveway construction is required.

B. Pedestrian Access. Pedestrian access shall be provided from all residential Lots to the Conservation Area(s) through a continuous system of pervious walkways and/or trails. Access corridors in an Easement a minimum of 10 feet in width shall be utilized to separate clusters of contiguous Lots and to connect the Conservation Area(s) to the Right-of-Way and trail system.

C. Buffers. The conservation Subdivision Development shall be designed to preserve existing non-invasive vegetation. A 35-foot minimum natural undeveloped buffer shall be Preserved along the external perimeter and/or property line of the conservation Subdivision Development, as well as along all OCRM Critical Lines, in order to protect natural features and retain the rural community character. The buffer may be included within the Conservation Area(s) or within individual Parcels.
Sec. 8.14.10 Accessory Dwelling Units Within a Conservation Subdivision

One maximum 600 square foot detached Accessory Dwelling Unit is allowed on Lots that do not abut an OCRM Critical Line. Accessory Dwelling Units shall not be permitted on waterfront Lots.
Art. 9.3, Off-Street Parking and Loading

- Public Input
CHAPTER 9 | DEVELOPMENT STANDARDS

ARTICLE 9.3 OFF-STREET PARKING AND LOADING

Table 9.3.2, Off-Street Parking Schedule

<table>
<thead>
<tr>
<th>RECREATION AND ENTERTAINMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Recreation 1 per 250 square feet of Floor Area</td>
</tr>
<tr>
<td>Fishing, Hunting, or Recreational Guide Service 5 per employee</td>
</tr>
<tr>
<td>Golf Course or Country Club 1 per employee plus 4 per golf green</td>
</tr>
<tr>
<td>Parks and Recreation: 1 per 5,000 square feet of land area plus</td>
</tr>
<tr>
<td>Passive Recreation Area (as determined by the Zoning and Planning</td>
</tr>
<tr>
<td>Department Director): 1 per highland acre for 1st 15 acres plus 1</td>
</tr>
<tr>
<td>acres for additional highland area up 100 acres plus 1 per 30 acres for remaining highland area</td>
</tr>
</tbody>
</table>

Sec. 9.3.4 Shared Parking

A. Off-street parking facilities for separate uses may be provided collectively if the total number of Shared Parking spaces is adequate to serve all uses in a Development.

B. All parking spaces that serve Buildings or uses must be located within 600 feet from the primary entrance of the use served, with the exception of Passive Recreation Area uses (as determined by the Zoning and Planning Department Director) which must be located within 1,000 feet, unless shuttle bus service is provided to a remote parking area. Parking Lot use must be permitted on subject Parcel, pursuant to Table 6.1-1, Use Table.

C. An Applicant requesting Shared Parking shall submit a Shared Parking plan analysis to the Zoning and Planning Director that clearly demonstrates the feasibility of Shared Parking. The Shared Parking plan must be approved by the Zoning and Planning Director and made available to the public. It must address, at a minimum, the size and type of the proposed Development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces. Approvals will only pertain to the specific uses addressed in the Shared Parking plan. Any change in use(s) will require a new Shared Parking plan.

D. Shared Parking areas must be connected by a continuous network of sidewalks and pedestrian crosswalks. Pervious surfaces are preferred for pedestrian accesses, provided such accesses are compliant with Sec. 9.3.6, Accessible Parking.

Sec. 9.3.5 Location

A. On-Site Parking
1. Except as expressly stated, all required off-street parking spaces must be located on the same Lot as the Principal Use and shall be arranged and laid out so as to ensure that no parked or maneuvering vehicle will encroach upon a sidewalk, public Right-of-Way, or property line. Parking may be designed to cross property lines when accessed by a travelway not dedicated as a Right-of-Way or Easement, as approved by the Zoning and Planning Director. When parking spaces are allowed to cross property lines, a shared access and parking agreement shall be required as described in Sec. 9.3.5.B.4.

2. Parking Lots shall comply with the design standards of this Chapter.

3. The area under Buildings that is used for parking is exempt from maximum Building Height calculations, up to one Story, if the area dedicated to parking under the Building equals 51 percent or more of the Building footprint. This applies only to Multi-Family Dwellings and nonresidential Development.

B. **Off-Site Parking.** Off-Site Parking is defined as the Required Parking not located on the Parcel which the Principal Use is located. Off-Site Parking is allowed provided it meets the following standards.

1. A maximum of 50 percent of the Required Parking spaces may be located off-site, *with the exception of Passive Recreation Area uses (as determined by the Zoning and Planning Department Director) for which all Required Parking may be located Off-Site.* Required Parking spaces reserved for Persons with disabilities shall comply with the regulations under the Americans with Disabilities Act (ADA).

2. Off-site parking must be located within 600 feet from the primary entrance of the use served, *with the exception of Passive Recreation Area uses (as determined by the Zoning and Planning Department Director) which must be located within 1,000 feet,* unless shuttle bus service is provided to a remote parking area. Off-site parking spaces may not be separated from the use that it serves by Street Rights-of-Way with a width of 80 feet or more, unless a grade-separated pedestrian walkway, traffic control, or shuttle bus service is provided to the remote parking area.

3. Off-site parking areas serving uses located in non-residential Zoning Districts must be located in such non-residential Zoning Districts. Off-site parking areas serving uses located in residential or agricultural Zoning Districts may be located in any Zoning District.

4. In the event that an Off-Site Parking area is utilized, a written, recorded agreement is required. An attested copy of such agreement between the owners of record must be submitted to the Zoning and Planning Director for review and approval. Recording of the agreement with the Register of Deeds must take place before issuance of a Zoning Permit, Building Permit, or Certificate of Occupancy for any use to be served by the Off-Site Parking area. An Off-Site Parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with this Article.

If any of the above standards cannot be met, a Special Exception approval pursuant to Art. 3.6, **Special Exceptions,** shall be required.
Public Input- Proposed ZLDR Amendments to Art. 4.25, PD, Planned Development Zoning District; Art. 8.14, Conservation Subdivisions, and Art. 9.3, Off-Street Parking and Loading
Comments regarding all proposed amendments:

We support the changes in a) Art. 4.25, PD, Planned Development Zoning District and (b) Art. 8.14, Conservation Subdivisions and (c) Art. 9.3

Kristen Meierer

I am writing in support of the following changes to the county zoning regulations:

1) Eliminating density bonuses in rural agricultural preservation districts.

Cyndy McKinley

2) Reducing the parking requirements for passive recreation areas and allowing non-adjacent parks to share parking. These changes will help to further conserve the properties that are being conserved.

We support the changes to the Comprehensive Plan approved by council at the May 21 meeting:

Frank and Mary Osusky

We support both Art. 4.25 and Art. 8.14 eliminating density bonuses in rural zoning districts on Johns and Wadmalaw islands.

We also support Art. 9.3 reducing parking for passive recreation areas.

Comments regarding Art. 4.25 PD, Planned Development Zoning District:

I support elimination of density bonuses for rural Johns and Wadmalaw islands.

Caroline Tucker

I support these changes.

Lee Carpenter

I favor the proposed text amendment. It is a WIN for current residents and a WIN for future residents who may not be aware of the flooding and septic issues caused by increased density in rural areas.

Mary Osusky

I support these changes

Alison Vaughan

Comments regarding Art. 8.14, Conservation Subdivisions:

I support conservation of rural areas, i.e. nature

Caroline Tucker

I support this change.

Lee Carpenter
<table>
<thead>
<tr>
<th>Comments regarding Art. 9.3, Off-Street Parking and Loading:</th>
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<tr>
<td>I strongly support these proposed amendments. These relaxed zoning requirements are well written, very much necessary, and well overdue for passive park development in the rural areas. Current requirements, if strictly applied, are highly burdensome to nonprofits and other organization seeking to provide free, passive recreation opportunities and access to the general public. Additionally, on protected properties becoming nature parks, current requirements may be incompatible with existing in place conservation easements and deed restrictions, or may require an extent of land development antithetical to the intended management goals of the property, E.G. increasing public access to natural areas. As existing requirements are currently written and if strictly applied, a new nature park with 200 acres of highland and no amenities (apart from walking trails) would be required to install a whopping 1,742 parking spaces to permit public access to all 200 acres! These new amended requirements as presented would require about 24. That's a perfectly reasonable amount that can easily be worked into most properties this size without impairing its natural setting and is more than able to accommodate peak traffic seen at most rural parks. This amendment to c. Art. 9.3 will ease barriers to entry to facilitate and enable more public access properties and greater citizen access to nature across Charleston County.</td>
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<tr>
<th>I also favor this amendment: It is a WIN for current residents of rural Johns and Wadmalaw islands and a WIN for future residents who may move here unaware of the flooding and septic issues caused by increased density in our rural areas.</th>
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