

City Council Workshop Notes, October 19, 2021

Mayor Sessions called the Workshop to order at 4:00PM. Those present were Jay Burke, Monty Parks, Barry Brown, Nancy DeVetter, John Branigin, and Spec Hosti. Also attending were Dr. Shawn Gillen, City Manager; Bubba Hughes, City Attorney; Tracy O'Connell, City Attorney; George Shaw, Director, Community Development; and Janet LeViner, Clerk of Council.

Mr. Hughes stated due to a conflict, he recommends Mr. Burke not participate in the discussions but can be present.

Items for Consideration

STVR Assess Surveys

Michelle Owens approached Mayor and Council to explain the survey (attached) and results. **Monty Parks** outlined his recommendations for Staff (attached) which include a new ordinance outlining occupancy and density based on permits. **Nancy DeVetter** then presented her recommendations on limit licenses; safety/impact rules; and loss of license for non-compliance (attached). Mr. Hughes confirmed he will have an ordinance for Mayor and Council's consideration for the November 10, 2021 City Council meeting.

Monty Parks made a motion to adjourn. **Spec Hosti** seconded. Vote was unanimous to approve. Meeting adjourned at 5:30PM.

Jan LeViner, MMC
Clerk of Council
City of Tybee Island

Survey Results

Short-Term Vacation Rentals

Tybee Island City Council Workshop
Tuesday, October 19, 2021



1887

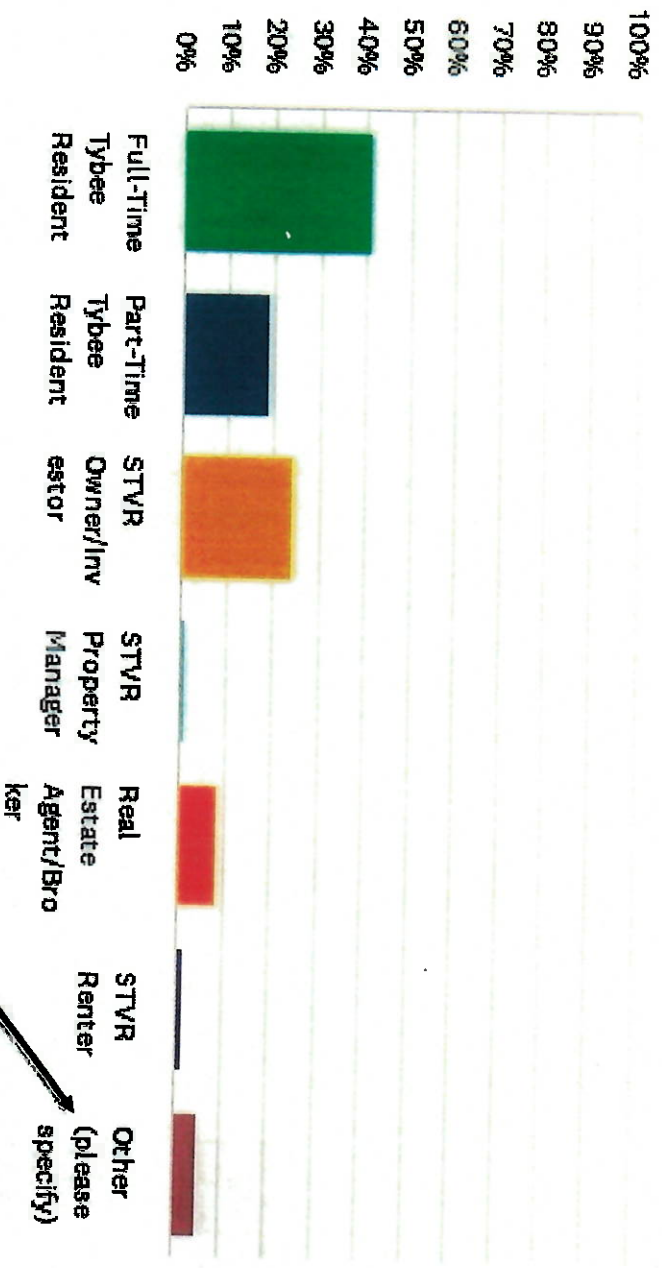
Total Responses

Date Created: Thursday, September 09, 2021

Complete Responses: 1887

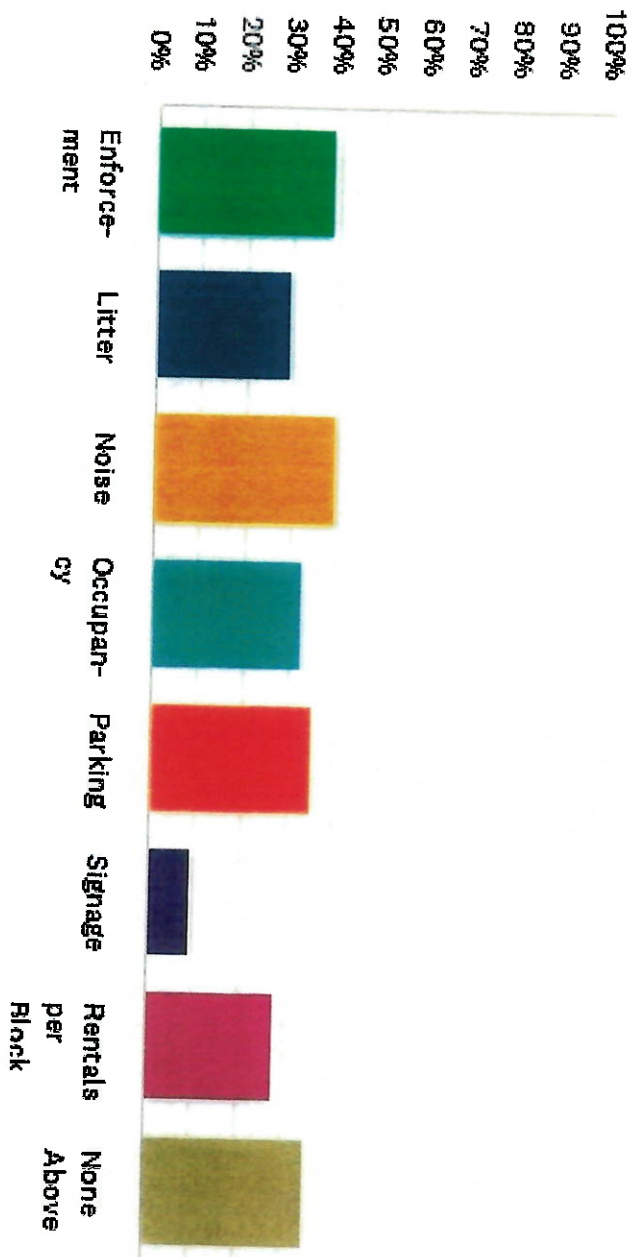
Q1: Which one of the following categories best describes your situation with regards to your interest in short-term vacation rentals (STVRs)

Item #1.



Other category: resident STVR owner, business owner, former resident, future resident, employee, vacationers

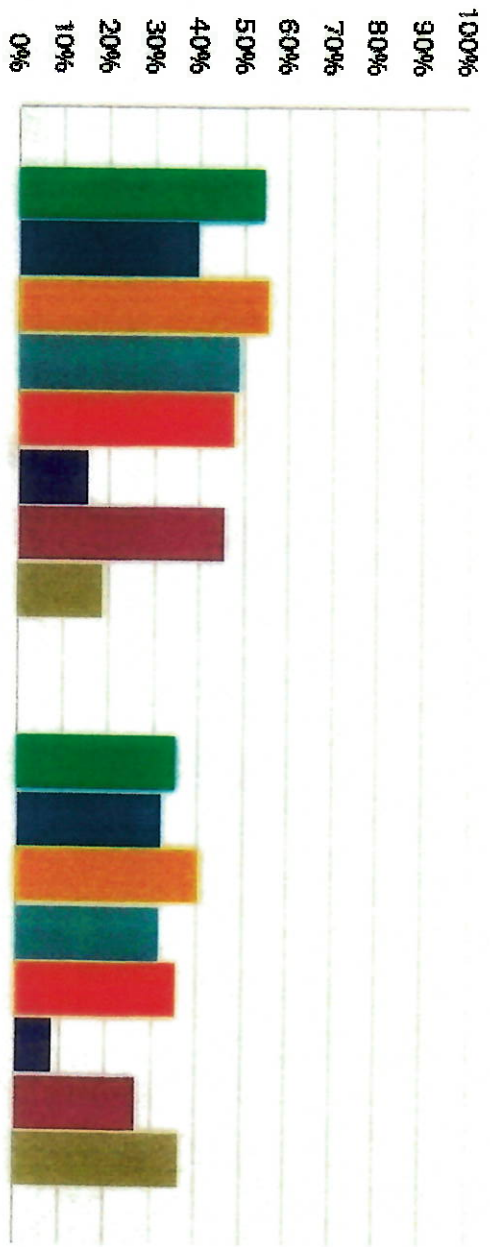
Q2: Please select which concerns you have regarding STVRs on Ty Item #1.



Q2: Please select which concerns you have regarding STVRs on Tybee

Item #1.

Cross-referenced with Q1

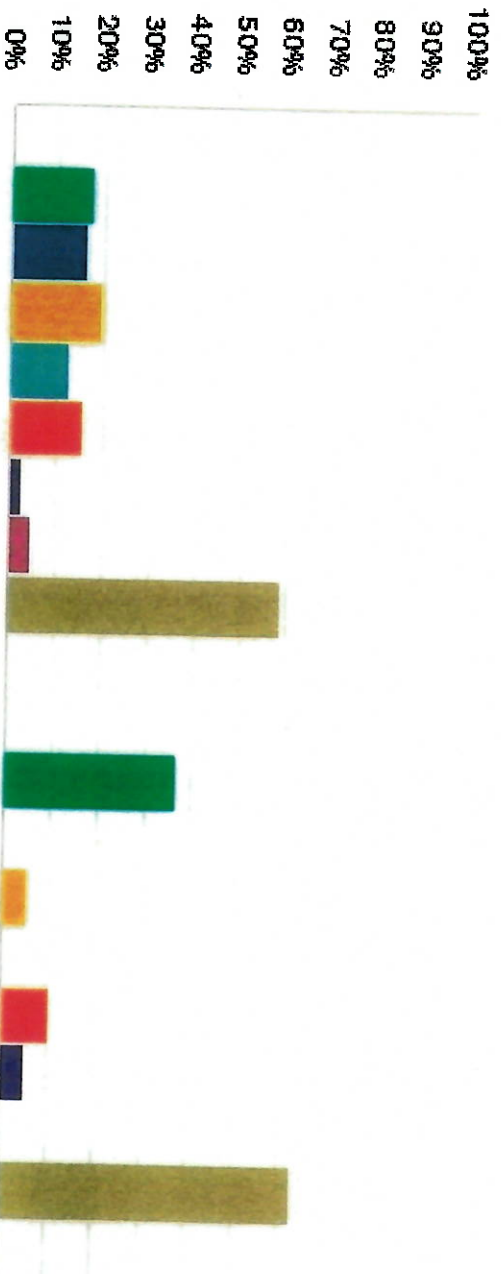


- Enforcement
- Occupancy
- Rentals per Block
- Litter
- Parking
- None Above

- Noise
- Signage

Q2: Please select which concerns you have regarding STVRs on Tybee Item #1.

Cross-referenced with Q1

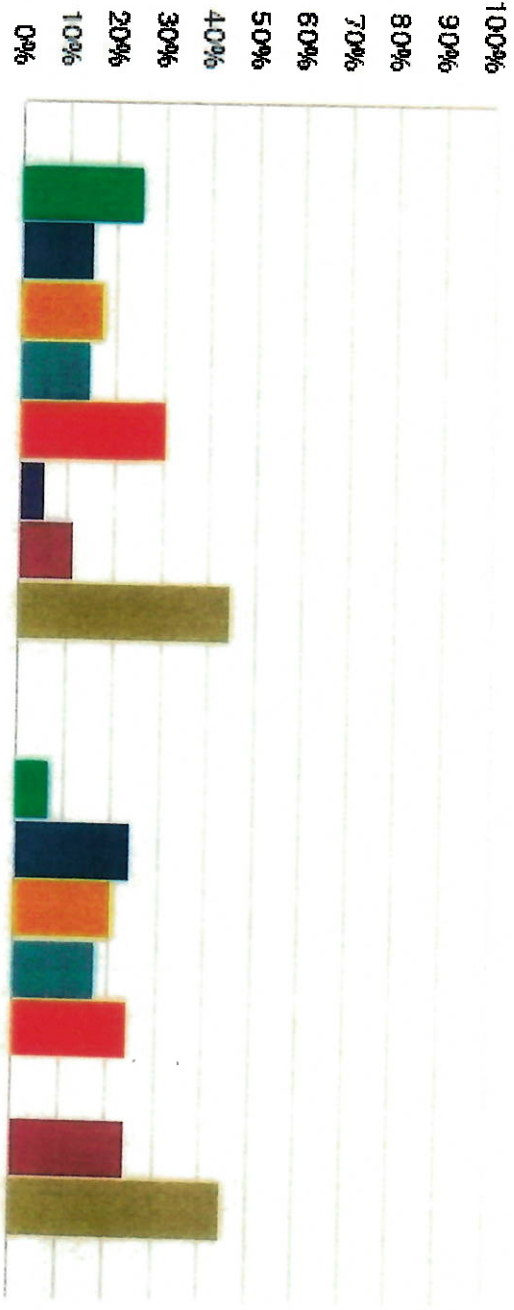


- Enforcement
- Litter
- Occupancy
- Parking
- Rentals per Block
- None Above
- Noise
- Signage

Q2: Please select which concerns you have regarding STVRs on Tybee

Item #1.

Cross-referenced with Q1



- Enforcement
- Occupancy
- Rentals per Block
- Litter
- Parking
- None Above
- Noise
- Signage

Q3: What other concerns exist that have not been captured in the question above?

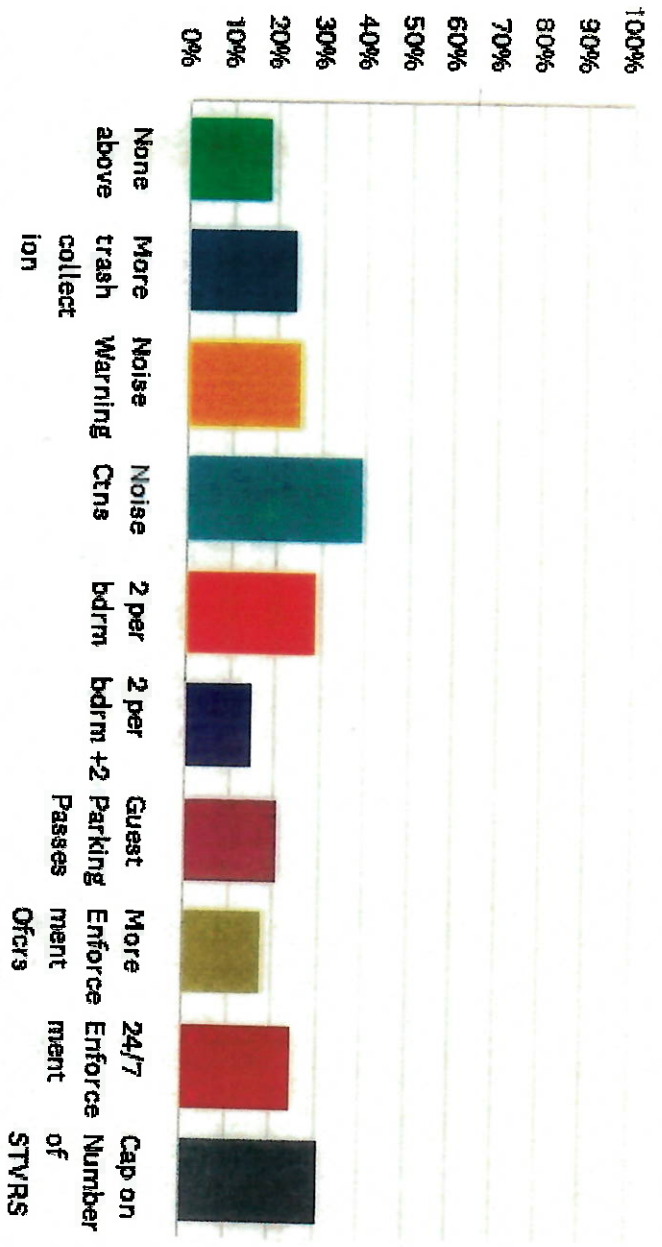
Item #1.

1. Property Rights Infringement
2. Negative Economic Impact
3. Housing Affordability/Availability
4. Loss of Community/Neighborhood
5. Public Safety
6. Increased Traffic
7. Overcrowding
8. Environmental/Infrastructure Impact

regulations wa don't manage allowed used renters guests good roads traffic
 beach sell live income visitors street locals disorderly behavior limited
 vacation rentals long term tybee island neighborhood much think tourist
 businesses area short term quality like term rentals
 city focus parking keep Traffic trash full time neighbors
 issues enforcement many without residents
 traffic congestion rentals want island believe Tybee
 taxes None lack STVR public safety concerns
 golf carts STVRs water usage property impact city go
 need stay people owners properties community STVRs
 houses place home years time residents day problems
 work property owners well managed also STVR owners will families
 day trippers etc N new owners issues impacting property rights
 local businesses Make seems S support feel address zoning being one
 property values

Item #1.

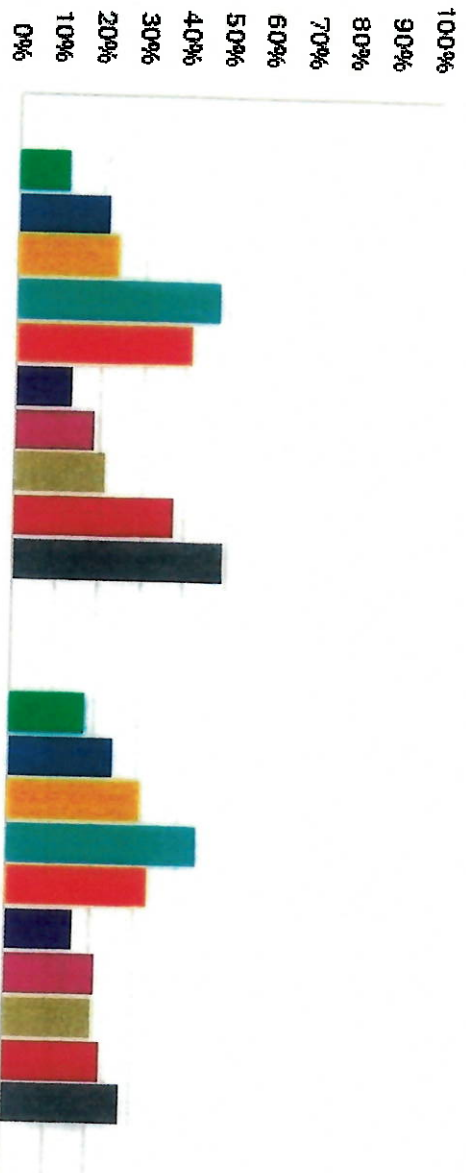
Q4: Please select which of these actions you believe would best address STVR issues on Tybee.



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Item #1.

Cross-referenced with Q1

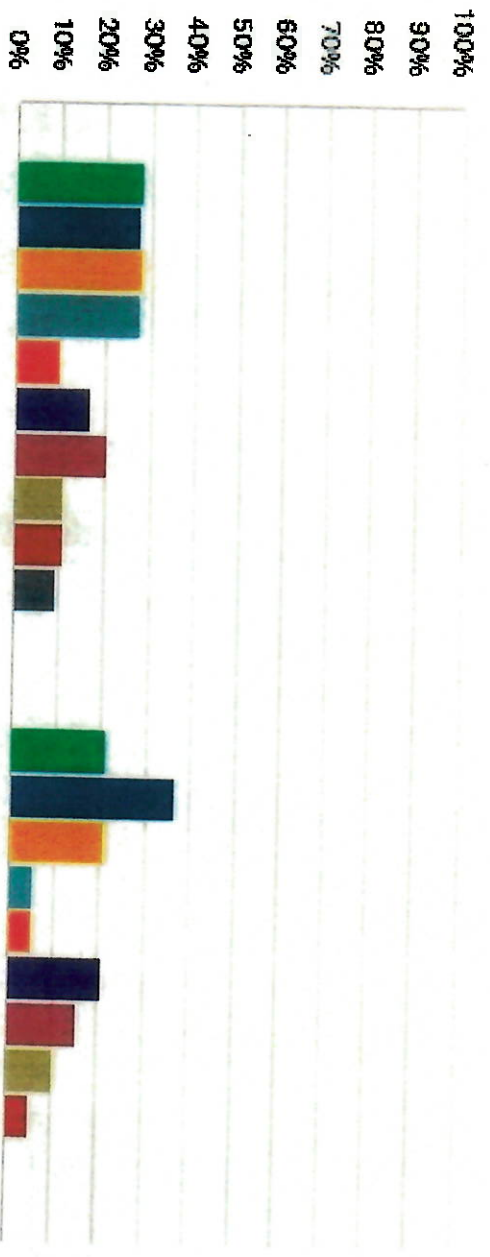


- None above
- Noise Warning
- 2 per bdrm
- Guest Parking Passes
- 24/7 Enforcement
- More trash collection
- Noise Ctns
- 2 per bdrm +2
- More Enforcement Ofcirs
- Cap on Number of STVRS

Q4: Please select which of these actions you believe would best address STVR issues on Tybee.

Item #1.

Cross-referenced with Q1

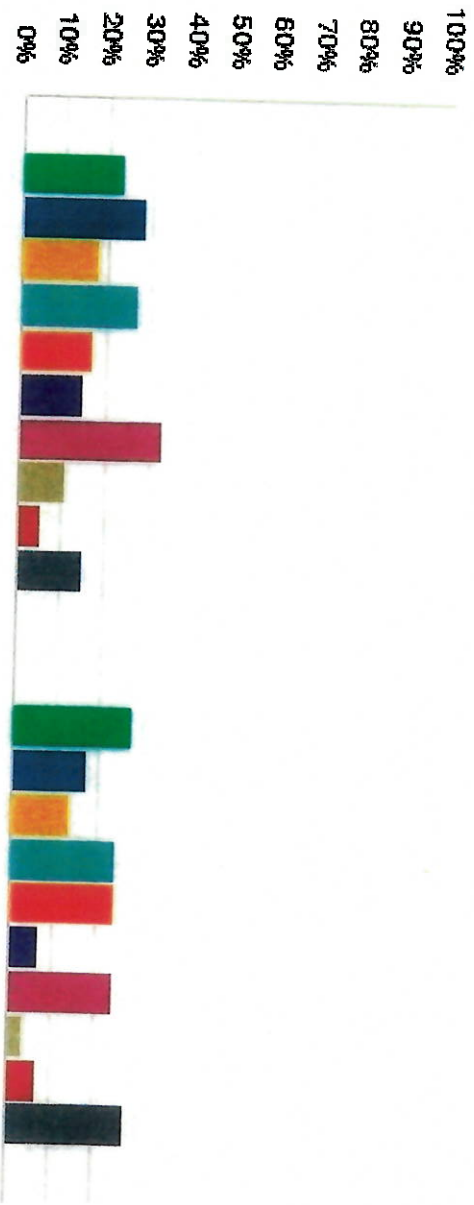


- None above
- Noise Warning
- 2 per bdrm
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- 24/7 Enforcement
- More trash collection
- Noise Ctrns
- 2 per bdrm +2
- More Enforcement Ofc's
- Cap on Number of STVRS

Q4: Please select which of these actions you believe would best address STVR issues on Tybee.

Item #1.

Cross-referenced with Q1



Q5: What other actions would help address STVR issues on Tybee Island that have not been captured in the question above?

Item #1.

1. **Treat STVR & Full-Time Owners Equally**
2. **Revoke Problem Property License**
3. **Limit Parking Lot Closures for Events**
4. **Offer Long-Term Housing Incentives**
5. **Educate Community on STVR Benefits**
6. **Preserve Community/Quality of Life**
7. **Use Maps & Data to Monitor Issues**
8. **Charge STVRs More for City Services**
9. **Hold Management Companies Accountable for Problem Properties**

address fine center STVR OWNERS zoning warn beach don't rental companies
management companies report good complaints visitors violations taxes
vacation rental occupancy occupants subject limit number help
community neighbors enforce trash parking N properties occupants
allowed citations many Enforcement rules time residents year
home subject laws will cap parking owner property city
regulations need pay properties NA island noise trash
issues property owners None way STVR
short term Tybee keep STVRs residential properties

- 1) Prepare an occupancy ordinance based on two adults per bedroom. Present for first reading on 10/28.
- 2) Prepare a density ordinance for 10/28 which is based on the following:
 - A) No more than 760 permits for the zones R-1, R-2 and R-1-B. This permit number to be sunset on 6/15 and every six months thereafter if not replaced by another number of permits after public hearings and suitable public input.
 - B) These 760 permits are to following the rules of the existing rental ordinance, including no transfer of permit with the sale of residence.

Further, direct staff to pursue the following tasks using a series of public hearings and input. These deliverables to be presented to council in ordinance form for discussion no later than the second meeting in January, 2022:

- A) A method for determining permits with no activity and their possible removal from the rolls.
- B) A method for issuing new permits should we go below the limit, such as a waiting list used by Savannah.
- C) Establish a standardization of methodology for determining the current number of residences and rental permits by zone.
- D) Establish a method to prevent permit renewals if taxes are not paid or if someone is operating outside of the rules.
- E) A compassion clause allowing one new permit upon sale of a house owned for a substantial amount of time, say, twenty years or more, by the same owner or their estate, regardless of the status of the current limits in that zone
- F) Develop a parking ordinance to address congestion in neighborhoods.

Monty Parks

Here is the summary of my proposal from yesterday. I had additional notes but don't believe I included those. Please let me know if you have any questions.

Limit on licenses:

- Existing licenses
 - Capped at 750/current amount in R-1, R-2, and R-T
 - No transfer at sale or at death
 - Must be owned by a natural person and not a corporation
 - Must comply with safety/impact rules as laid out below
- New licenses
 - Allowed in non-residential districts as long as compliant with safety/impact rules
 - In R-T upon special review
 - Notice to all neighbors within 300 feet
 - Presumption in favor for:
 - Historic preservation or restoration of dilapidated structures
 - Allow STVR license for 7 years license/until expiration of tax credits
 - Long-time (20 year) owners
 - In R1 and 2 upon "heightened" special review
 - Same as above
 - No presumptions in favor - those are factors for consideration/approval
- Exceptions
 - Owner-occupied property may rent their property as STVR if owner is present at least 9 months of the year; must comply with safety/impact requirements when rented

Safety/Impact Rules

- Occupancy – 2/bedroom overnight; not more than 2/bedroom + 4 during the day
- Parking
 - Number of Cars = 1/bedroom
 - Space provided on property
 - If space is being counted under the house, it must be used to park no other uses.
 - No parking on grass
- Safety checklist (certificate of fire extinguishers, smoke alarms, that porches/decks have been inspected and are to code; bedrooms are real; etc.)
- Pools close at 10 PM

- No fires/no fire pit
- Low flow water fixtures required

Loss of license for any non-compliance above plus:

- Failure to pay taxes
- Failure to pay taxes in prior year (use it or lose it provision) - 12 weeks of rental income required (shown via receipts at time of application)
- Failure to advertise truthfully