

**PLANNING COMMISSION  
STVR WORKING GROUP  
NOTES  
September 30, 2020**

**ATTENDEES:** Demery Bishop – facilitator; David McNaughton – PC member; Carrie Efird – large STVR management company; Joy Pohjalainen – small STVR; Janice Insley – Citizen

Staff: George Shaw – Community Development Director; Sharon Shaver- STVR Administrator; Bubba Hughes – City Attorney;

Demery Bishop called the meeting to order. The group discussed the proposed application and ordinance changes on the redline copies.

George will have the updated redline to the WG by Friday.

The group discussed the proposed acknowledgement form, including an egress requirement, or two means of escape.

Bubba stated that the building code does not require two means of egress on an existing structure, as it currently stands. The WG moved to strike that as a requirement as it is not required by code. Fire extinguishers will be required.

George will forward a new version of the acknowledgement document by Friday.

The WG discussed the definition of STVR as determined in other jurisdictions and court cases. Bubba discussed the Morgan County court case. He said the issues are in State court and Federal Court. He said that he would prefer that the clarification be determined in another case rather than on Tybee to spare Tybee of the cost of litigation.

Demery stated that, as a WG, will be best served to recommend a study by a group with the expertise, to make recommendations about rezoning, considering the litigation that has occurred in other districts. We have to walk gingerly in this respect.

Carrie stated that the goal is to have a partnership with the City and STVR want to play by the rules and be in compliance with the City.

Bubba said that he thought the goal is to prohibit STVR in some zoning districts. It took a two year process in places like Savannah; recommend to get the stake holders in the process. The other communities went through a long process. The WG has recommended a number of changes that we need to see results.

If the results of the WG recommendations are successful, rezoning may not be needed. At some juncture in the future we may need to see what the results of the changes we have recommended have produced.

The WG discussed the items that council wanted the group to review. The group has addressed each item that council requested on the list.

The island only has 500 hotel rooms, but a lot of STVR. Hotel/motel tax does provide a lot of benefits that the island would not have without hotel motel tax. We have restaurants that a small town would not have without the tourists. There has to be a balance and, hopefully, the steps that the WG have taken will help the balance.

The WG stated that they would not recommend zoning changes at this point.

The recommendation is that the zoning be tabled until enforcement and administrative changes be allowed to generate data and be evaluated.

Demery outlined the agenda for next week.

The meeting was adjourned.