

## **SHORT-TERM RENTAL AD-HOC COMMITTEE MEETING MINUTES**

The Short-Term Rental Ad-Hoc Committee met on Thursday, August 22, at 10:00AM in the POA Administration building.

### **Attendees:**

Gayle Cleaveland  
Ian Cohen  
Pattie Courtney  
Jim Griner

Joe Homa  
Lee Smith  
Bill Watkins

The meeting began with a review of the Short-Term Rental Survey conducted in May, 2019. Upon reviewing the results, there was general concurrence with the findings and their implications—and the group approved their distribution. Each member was encouraged to review the 48 pages of verbatim comments produced by survey participants.

The group next discussed the compiled list of policies produced by the committee since its inception. During the discussion, the following points were raised:

### **General**

- The group has yet to resolve upon a final definition of “short-term rental.” Many island plantations use 180 days or one year to define a long-term rental. Interestingly, most resort towns use 30 days to define a short-term rental—which may or may not be appropriate for Palmetto Dunes. This will be discussed and resolved in our September 24 meeting.
- It may be inappropriate to provide signs outside of the north and south gates indicating Palmetto Dunes is restricted to owners or registered guests. Given the importance of visitors, Greenwood indicated they would likely oppose such signs at the main entrance.
- There was complete concurrence that exit surveys should be conducted among owners selling their property.

### **Bicycles**

- The consensus is that the recently installed bicycle signs are educating bicyclist who appear to be more likely to ride on the path.
- Bicycle rental companies should be encouraged to remove bikes more quickly upon the expiration of the rental period. Many unused rental bikes were within a Queen’s Grant neighborhood, and Pattie called each company requesting their removal. Perhaps there is an opportunity for bicycle rental companies to indicate rental information on the bicycle—enabling a faster removal.
- Like Sea Pines, Bill suggested the committee should consider a \$1 fee for every rental bicycle delivered within Palmetto Dunes. These funds can be applied toward bicycle-oriented improvements such as signage, bicycle racks, education, etc. This will be discussed in our September 24 meeting.

- If the current bicycle signs cannot be replaced with a sidewalk stenciled stop bar, perhaps landscaping and/or bicycle sign positioning can be used to minimize the misinterpretation of these signs by vehicular traffic.
- Joe suggested the committee might consider, as part of its recommendation, a Bicycle Study providing a comprehensive review of traffic flow, cross walk placement, signage, and rider safety.

### **Rentals**

- While a list of rental properties can likely be inferred from pass office data, it would be helpful to require each renting owner to explicitly register with the POA to provide contact information. This would provide concrete and actionable data for policy development and trend identification. One potential barrier is the requirement for “illusive” owners to pay the \$150 transportation fee.
- The group discussed the appropriate number of days for a “Minimal Rental Duration.” While the objective is to prevent properties from competing with hotels, there is no desire to induce revenue loss upon rental properties. Greenwood indicated their property management group applies a three-day minimum, which is consistent with longer golfing weekends. Ian conducted a search on VRBO/Home Away and found only 20 properties in Palmetto Dunes with rental durations of two days or less. Pattie indicated minimal rental duration (and other policies) can be shared with VRBO/Home Away and properties that do not meet those policies will not appear in the site’s search results.
- The group has yet to agree upon the amount/magnitude of the escalating fines and under which instances they will be instituted. This will be resolved in our September 24 meeting.

### **Occupancy and Noise**

- Upon a change in ownership, the POA inquires if a property will be used for rental purposes. That may be an appropriate time to capture property management contact information.
- The group also discussed the challenges associated with noise—it’s short duration and highly subjective nature. Chief Griner agreed to locate and share the Town noise policies with the committee.

### **Traffic and Parking**

- Chief Griner requested the committee develop clear parking policies for approval by the board. This will enable Security to become an enforcement organization, not one that also establishes policy. Of importance are the number of vehicles that can reside at any particular property while considering garage parking and space for service companies (landscaping, pool cleaning, etc.).
- Chief Griner also requested the committee develop policies for temporary road parking for vehicles, service companies and package delivery firms. The concept of “Immediate Control” and “Standing/No Standing” zones were discussed.

The meeting concluded at 11:55AM.

**Next Meeting**

The committee's next meeting will be held on Tuesday, September 24, at 10AM in the POA Administration building. Members should be prepared to vote on policies that the committee will recommend to the board at the October 17 board meeting.