

TOWN OF SEABROOK ISLAND, SOUTH CAROLINA

RESOLUTION NO. 2024-[01]

ADOPTED [JANUARY 4, 2024]

A RESOLUTION ESTABLISHING A SPECIAL COMMITTEE ON SHORT-TERM RENTALS

WHEREAS, pursuant to Section 2-402 of the Town Code, the Town Council is authorized to establish, by resolution, any special committee deemed necessary for a specific purpose and duration; and

WHEREAS, Section 2-402 of the Town Code further stipulates that a resolution establishing a special committee shall specify, at a minimum:

- (1) The purpose, powers, and duties of the special committee;
- (2) The number and qualifications of special committee members, as well as their method of appointment;
- (3) The duration or deadline within which the special committee shall complete its work; and
- (4) Any special rules, requirements, provisions, or directives, as deemed necessary by the Town Council; and

WHEREAS, the Town Council desires to establish a Special Committee on Short-Term Rentals to review relevant data and provide policy recommendations to Town Council on short-term rental regulations within the town;

NOW, THEREFORE, BE IT RESOLVED, by the Town Council for the Town of Seabrook Island, as follows:

- (1) *Special committee established.* A Special Committee on Short-Term Rentals is hereby established.
- (2) *Purpose; powers and duties.* The purpose of the Special Committee on Short-Term Rentals is to bring together stakeholders from a variety of interests to study short-term rental activities and trends within the town and to recommend, no later than June 30, 2024, a comprehensive set of policy proposals that address a range of issues including, but not limited to, the following:
 - (a) Limiting the number of short-term rental units operating within the town;
 - (b) Limiting the ownership of multiple short-term rental units within the town;

- (c) The imposition of fair and reasonable fees and taxes related to short-term rental units;
- (d) Fair, reasonable, and enforceable rules to protect the life and safety of short-term rental unit occupants;
- (e) Fair, reasonable, and enforceable rules to protect the life, safety, and quiet enjoyment of neighboring property owners and the community at large; and
- (f) Other fair, reasonable, and enforceable policies related to the operation of short-term rental units within the town.

(3) *Membership.* The Special Committee on Short-Term Rentals shall consist of not fewer than five (5) and not more than nine (9) members. Committee members shall be appointed as provided herein.

(a) *Appointment; qualifications.*

- i. One member of Town Council shall be appointed by the Mayor and shall serve as chair of the committee.
- ii. The remaining members shall be nominated by the Mayor and appointed by a majority vote of Town Council. It is the intention of Town Council that the remaining members shall be drawn from a diverse group of interests including, but not limited to:
 - 1. Owner(s) and/or manager(s) of duly permitted short-term rental units operating within the town;
 - 2. Full-time resident(s) and/or property owner(s) of the town who do not own or manage a short-term rental unit within the town;
 - 3. Licensed real estate agent(s) and/or broker(s) licensed to operate within the town; and
 - 4. Such other interests or professions deemed appropriate by Town Council.

(b) *Term.* Unless extended by subsequent resolution of Town Council, all members shall serve for a fixed term expiring on June 30, 2024.

(c) *Resignation; removal; vacancies.* Any member who resigns prior to the expiration of his or her term shall do so in writing to the town clerk/treasurer. Any member may be removed for cause by a majority vote of the Town Council. A vacancy shall be filled for the remainder of the unexpired term in the same manner as the original appointment.

(d) *Advisory members.* The Town Council may appoint advisory members to the Special Committee on Short-Term Rentals. Advisory members may attend and participate in all committee meetings in an advisory (i.e. non-voting) capacity.

(4) *Meetings; quorum; rules of order; voting.* The Special Committee on Short-Term Rentals shall meet on such dates and times as are scheduled by the chair or a majority of the committee's membership. All meetings shall be held at Town Hall, unless otherwise advertised, and shall be open to the public. A majority of committee members must be present to constitute a quorum, and no official business may be conducted without a quorum present. Except as otherwise required by state law or town ordinance, all proceedings of the committee shall be governed by Robert's Rules of Order. Official decisions or actions by the committee shall require a majority vote of those members present and voting. Proxy votes shall not be permitted. Any committee member who has a direct or indirect conflict of interest in any matter before the committee shall be disqualified from participating in any discussion or decision related thereto; provided, this limitation shall not prohibit a committee member from participating in, voting on, or influencing or attempting to influence an official decision if the only economic interest or reasonably foreseeable benefit that may accrue to the committee member is incidental to the committee member's position or which accrues to the committee member as a member of a profession, occupation, or large class to no greater extent than the economic interest or potential benefit could reasonably be foreseen to accrue to all other members of the profession, occupation, or large class.

(5) *Public notice; public records.* Public notice shall be given for each meeting pursuant to S.C. Code 1976 Sec. 30-4-80. The town clerk/treasurer shall prepare an agenda containing the date, time and location of each meeting, as well as a list of items for action and/or discussion. The town clerk/treasurer shall act as secretary to the committee and shall prepare and keep written minutes of all committee meetings. Unless exempt by state law, all records of the Special Committee on Short-Term Rentals are deemed public records and shall be made available for inspection upon request.

BE IT FURTHER RESOLVED that this appointment shall remain in effect until such time as Beth Rinehimer is no longer employed by the Town of Seabrook Island.

SIGNED AND SEALED this ____ day of _____, 2024, having been duly adopted by the Town Council for the Town of Seabrook Island on the [4th] day of [January], 2024.

Signed: _____
Bruce Kleinman, Mayor

Witness: _____
Katharine E. Watkins, Town Clerk