



**SPECIAL MEETING/WORKSHOP OF CITY COUNCIL
AUGUST 17, 2023 - 4:00 PM
MUNICIPAL COURTROOM
2222 HIGHMARKET STREET
GEORGETOWN, SOUTH CAROLINA
AND LIVESTREAM:
<https://www.facebook.com/cityofgtown/>**

1. CALL TO ORDER

Notice of this meeting has been made in accordance with the South Carolina Code of Laws as amended.

MEMBERS PRESENT

Mayor Carol Jayroe
Council Member Jonathan Angner
Mayor Pro Tempore Jim Clements
Council Member Hobson H. Milton
Council Member Jimmy Morris
Council Member Clarence C. Smalls

ABSENT

Council Member Tamika Williams-Obeng

ALSO PRESENT

Mrs. Elise Crosby, City Attorney
Dr. Sandra E. Yúdice, City Administrator
Ms. Stephanie Buccione, City Clerk
Mrs. Cindy Thompson, Public Information Officer
Mr. Nick Ard, IT Technician
Ms. Amy Skidmore, Georgetown Fire Department Office Manager
Chief Charlie Cribb, Georgetown Fire Department
Deputy Chief Nelson Brown, Georgetown Police Department
Mr. Robert Cox, Interim Director of Planning and Community Development
Mr. Scott Whittier, Deputy City Administrator
Mr. Orlando Arteaga, Engineer
Mr. Peter Gaytan, Zoning Administrator/Planner

MEDIA

Mr. Scott Harper, GAB News
Mr. Mike Woodel - Georgetown Times

2. ANNOUNCEMENT CONCERNING ELECTRONIC DEVICES

Mayor Carol Jayroe called the Special Meeting of City Council to order at 4:00pm and requested all cell phones or electronic devices be turned off or placed on mute, with the exception of first responders, so as to not interrupt the meeting.

3. PRESENTATION

A. SHORT TERM VACATION RENTALS DISCUSSION

Mr. Cox stated municipalities across the area have been impacted by the large number of short-term vacation rentals. Mr. Cox introduced Mr. Peter Gaytan, City Zoning Administrator, to present information regarding short-term vacation rentals and bed & breakfast inns. Mr. Gaytan said there is not anything in our ordinances that technically allow short-term rentals in the city, specifically in the R1 zoning district. Mr. Gaytan referenced Article VII of the zoning ordinance, Section 441 that defines a short-term rental and Section 441.3 that provides the regulations and requirements that short-term rentals are subject to, which includes a requirement to have a business license. Mr. Gaytan reviewed the Section 704 zoning district use classification chart that included the definition differences between R1, R2, R3, R4, R5, and MR zoning districts. He said that short-term rentals need to be added to the classification chart to be able to effectively regulate them in the city. Mr. Gaytan stated in the zoning ordinance for Article III, Section 308 all residential districts, except for the MR district, all the conditional use of bed & breakfast inns. Mr. Gaytan stated bed & breakfast inns are considered business activities and conflicts with the prohibition of business activities in the R1 district. He stated one of the owners is required to live on the property of a bed & breakfast inn. He said that short-term vacation rentals are not considered bed & breakfast inns and the big differences are within the zoning ordinance language, definitions, and requirements. Mr. Gaytan referenced a chart that defined the differences of short-term vacation rental and bed & breakfast inns. Mr. Gaytan reviewed a list of options for allowing short-term vacation rentals in the city with short-term and long-term alternatives. Mr. Gaytan stated the FY2024 budget includes \$50,000 to begin the project for a comprehensive review of our zoning ordinance but there will be additional funds of \$50,000-\$75,000 needed to complete the project in FY2025. Discussions followed.

4. ADJOURNMENT

Motion to adjourn the Special Meeting of City Council.

Council Member Angner moved, seconded by Council Member Morris.

Mayor Jayroe called for the vote.

RESULT: **APPROVED [UNANIMOUS]**

MOVER: Jonathan Angner, Council Member

SECONDER: Jimmy Morris, Council Member

AYES: Angner, Clements, Morris, Jayroe, Milton, Smalls

ABSENT: Obeng

The Special Meeting adjourned at 4:50pm.

Stephanie Buccione

City Clerk

Date Approved: